

CITY OF GUYTON G1-G19 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0010007				VICKERY DONALD MATHIS ANS	08/12/2025	330,000	0.76	0.3750
R	1	FM	001590	CREECH JAMES O JR AND KALEY	2990 254	123,761		
G0010008				IGA CAPITAL PARTNERS LLC	12/09/2025	270,000	0.78	0.4624
R	1	FM	001590	KRAMER FREDERICK WILLIAM IV	3012 506	124,846		
G0010024				MARTIN KAREN PHILLIPS	09/04/2025	225,000	0.27	0.4737
R	1	FM	001591	EVATT KATIE E	2993 425	106,584		
G0010024				EVATT KATIE E	09/16/2025	295,000	0.27	0.3613
R	1	FM	001591	LONG REBEKAH	2996 509	106,584		
G0010028				SHUBERT MICHAEL B	05/23/2025	143,600	0.29	0.4145
R	1	FM	001591	KITCHINGS MICHELLE	2974 839	59,526		
G0010054				PINE STREET BAPTIST CHURCH OF	09/12/2025	270,000	0.32	0.3706
R	1	FM	001590	DE SOUZA LINDOMARA APARECIDA	2995 185	100,052		
G0020010				JOHNSON TYRONEISHA N	02/21/2025	240,000	0.23	0.3781
R	1	FM	001599	HERNANDEZ JONATHAN	2957 547	90,738		
G0030005				ECHO HOMEBUILDERS LLC	02/26/2025	289,900	0.21	0.3702
R	1	FM	001608	DICKERSON TRENT REED AND	2958 757	107,325		
G0030007B00				ANDRIK PROPERTIES LLC	03/20/2025	259,000	0.91	0.4528
R	1	FM	001609	GREENE BILLY AND SHERI	2962 535	117,268		
G0030023A00				CYPRESS CUSTOMS LLC	02/13/2025	549,000	0.44	0.3287
R	1	FM	001608	UNDERWOOD JONATHAN AND	2956 312	180,438		
G0030027A00				FORT WALTER WAYNE AND JOYCE C	01/28/2025	40,000	0.60	3.2742
R	1	A	001608	JENNINGS AUDRA B	2955 96	130,968		
G0040014A00				DJ INVESTMENT PROPERTIES LLC	04/30/2025	90,000	0.23	0.3925
R	1	FM	001621	PARRISH PATTY	2970 646	35,329		
G0050001C00				MILLER CHERYL LYNN AND KACZOR	06/06/2025	700,000	6.96	0.3373
R	1	FM	001627	BUCKLEY BRAD AND MICHELLE	2977 103	236,137		
G0090002B00				DAVIS KEVIN MICHAELS	01/17/2025	285,000	8.06	0.4139
R	1	FM	001642	TOKOS JOHN M II	2952 1000	117,965		
G0110022				WOODS DOROTHY AND THOMAS	01/31/2025	575,000	4.22	0.4463
R	1	FM	001650	LARISCY JOHN WAYNE III AND TOBY	2954 251	256,616		
G0110062				S B HOMES LLC	10/09/2025	489,900	1.31	0.3652
R	1	FM	001650	SANTIAGO BRENDA LEE AND	3000 806	178,921		
G0110093				SPIKES THOMAS H AND ALLISON L	03/13/2025	452,000	0.59	0.4218
R	1	FM	001650	MONTGOMERY HANNAH AND KYLE	2961 611	190,647		
G0110094				EHRIG CHRISTOPHER JAMES	06/09/2025	455,000	0.62	0.3891
R	1	FM	001650	DUFFY AMANDA N	2977 493	177,029		
G0110096				S B HOMES LLC	08/15/2025	419,900	0.54	0.4097
R	1	FM	001650	SOLNOK SUSAN E AND RONALD D	2990 143	172,030		
G0110100				WHITE ANDREW M AND JESSICA A	09/05/2025	499,000	0.97	0.3863
R	1	FM	001650	RAILLING AARON M AND SARAH S	2994 228	192,772		
G0120009				TRUE VINE WORLD HARVEST	07/22/2025	215,000	7.43	0.4130
R	4	LM	001654	TIMBER CREEK RESERVE LAND	2985 936	88,792		
G0120020A00				PEGUES DANNY AND SHERRY L	07/08/2025	280,000	0.70	0.3937
R	1	FM	001657	CECCI MARK JR	2982 816	110,229		

G0130025				ECHO HOMEBUILDERS LLC	06/16/2025	285,000	0.62	0.4166
R	1	FM	001658	MCGRIFF ASHLEY PINKNEY AND	2978 692	118,722		
G0130033				WILMINGTON SAVINGS FUND SOCIETY	06/11/2025	89,900	0.28	0.3657
R	1	FM	001659	ORELLANA JAVIER	2980 343	32,874		
G0130035				ECHO HOMEBUILDERS LLC	05/09/2025	299,900	0.55	0.3740
R	1	FM	001658	GUZMAN TOBIEL JACOBO AND	2972 395	112,173		
G0140006				BRASHER AMY FKA LOYD AMY	06/02/2025	269,000	0.54	0.3973
R	1	FM	001662	YATES TREVIS	2976 709	106,862		
G0140037				HINTZ CRYSTAL ROSEANNA	11/07/2025	276,500	0.46	0.4004
R	1	FM	001662	CURRO JEROME N AND SHERRY A	3006 749	110,722		
G0140058				TAYLOR STAURT LEE	05/02/2025	270,000	0.58	0.4045
R	1	FM	001662	NISBETH DENEISHA	2971 435	109,211		
G0150003				CUTCHENS CODY ALLEN	07/11/2025	300,000	0.36	0.3681
R	1	FM	001664	CUMMINGS CHRISTOPHER A AND	2983 555	110,417		
G0150033				SMITH ADDISON B	06/10/2025	225,300	0.36	0.4670
R	1	FM	001664	MUMAW GENRY LYNN	2977 603	105,209		
G0150042				TABONE THOMAS P AND DIANE	12/12/2025	395,000	0.55	0.4105
R	1	FM	001664	POCICA ROBERT FRANKLIN AND	3013 378	162,164		
G0160006				SB HOMES LLC	02/14/2025	525,000	0.81	0.4135
R	1	FM	001667	BETTINGER JOSHUA AND CRYSTAL	2956 880	217,107		
G0160011				CLEMMENS CHRISTOPHER B AND	12/15/2025	512,500	1.23	0.4042
R	1	FM	001668	MCKEEVER ANDREW MICHAEL AND	3013 735	207,139		
G0160017				EDMONDSON RANDY AND MICHELLE	02/13/2025	106,000	2.10	0.3962
R	3	LM	001668	SB HOMES LLC	2956 310	42,000		
G0160018				KING MICHAEL THOMAS AND	09/15/2025	559,000	1.14	0.4009
R	1	FM	001668	VILLARREAL YANELLY AND CARLOS	2995 433	224,120		
G0160023				ROCKY CREEK PROPERTIES LLC	10/16/2025	550,000	1.61	0.3660
R	1	FM	001667	ZUNIGA VARELA MARIO A AND FUNES	3001 897	201,310		
G0160024				AKPAN TIMOTHY B	09/04/2025	512,000	1.46	0.4582
R	1	FM	001667	WALLACE MARCUS COREY AND	2994 49	234,616		
G0160029				ROCKY CREEK PROPERTIES LLC	01/06/2025	535,000	0.90	0.4068
R	1	FM	001667	ZORBO KIMBERLY M AND MARC C	2950 9484	217,617		
G0160035				225 DEAN DRIVE LLC	09/26/2025	580,000	7.90	0.4497
R	1	FM	001667	COLEMAN IAN AND ASHLEY	2998 386	260,836		
G0160036				TIMBER CREEK RESERVE LAND	04/07/2025	52,900	1.91	0.5671
R	3	LM	001667	SB HOMES LLC	2966 76	30,000		
G0160036				SB HOMES LLC	09/16/2025	536,600	1.91	0.4023
R	1	FM	001667	COLEMAN BRANDON JAMES	2995 839	215,870		
G0160053				SMITH SHAWN AND SARAH	07/10/2025	520,000	0.67	0.4002
R	1	FM	001667	BUBLITZ STEFFAN AND AMANDA	2983 398	208,116		
G0180008				HORTON WILLIAM D	11/07/2025	65,000	1.16	0.4132
R	1	FM	001678	JAW SERVICES LLC	3006 544	26,855		
G0180017C00				MAYNARD JOSHUA DANIEL	04/29/2025	60,000	0.66	0.3482
R	3	LM	001676	J AND E AND J BUILDERS INC	2970 210	20,889		
G0180017C01				MAYNARD JOSHUA DANIEL	04/29/2025	60,000	0.65	0.3438
R	3	LM	001676	J AND E AND J BUILDERS INC	2970 287	20,627		
G0180017E00				MAYNARD JOSHUA DANIEL	04/29/2025	60,000	1.44	0.4006
R	3	LM	001676	J AND E AND J BUILDERS INC	2970 269	24,036		

G0180017F00		MAYNARD JOSHUA DANIEL	04/29/2025	120,000	0.63	0.6624
R	3	FM 001676 J AND E AND J BUILDERS INC	2970 366	79,482		
G0180031		MCNEIL KURTIS AND MCNEILL 4 LLC	12/29/2025	80,000	1.58	0.3850
R	4	FM 001679 EGANS HOMES LLC	3016 70	30,798		
G0180055		DAVIS GARRETT SCOTT	05/23/2025	247,500	0.66	0.3400
R	1	FM 001675 TINOCO ISRAEL JR	2975 434	84,138		
G0180065		GARVIN AKIRA J M	02/14/2025	254,000	1.25	0.4398
R	1	FM 001678 SISCO CHRISTOPHER AND LIGAMERI	2956 837	111,698		
G0180069		WILSON MARCUS	10/22/2025	120,000	4.27	0.4626
R	4	LM 001676 KANGER BRYAN ADAM AND MARIZ	3004 427	55,516		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4009	0.4095	0.2263	1.1346	51
Lower Confidence Interval	0.3925	0.2969			
Upper Confidence Interval	0.4130	0.5221			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= G0010 and left(r.parcel_no,5) <= G0190

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- G11 WHITESVILLE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0110022				WOODS DOROTHY AND THOMAS	01/31/2025	575,000	4.22	0.4463
R	1	FM	001650	LARISCY JOHN WAYNE III AND TOBY	2954 251	256,616		
G0110062				S B HOMES LLC	10/09/2025	489,900	1.31	0.3652
R	1	FM	001650	SANTIAGO BRENDA LEE AND	3000 806	178,921		
G0110093				SPIKES THOMAS H AND ALLISON L	03/13/2025	452,000	0.59	0.4218
R	1	FM	001650	MONTGOMERY HANNAH AND KYLE	2961 611	190,647		
G0110094				EHRIG CHRISTOPHER JAMES	06/09/2025	455,000	0.62	0.3891
R	1	FM	001650	DUFFY AMANDA N	2977 493	177,029		
G0110096				S B HOMES LLC	08/15/2025	419,900	0.54	0.4097
R	1	FM	001650	SOLNOK SUSAN E AND RONALD D	2990 143	172,030		
G0110100				WHITE ANDREW M AND JESSICA A	09/05/2025	499,000	0.97	0.3863
R	1	FM	001650	RAILLING AARON M AND SARAH S	2994 228	192,772		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3994	0.4040	0.0573	0.9978	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,4) >= G011 and left(r.parcel_no,4) <= G011

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- G16 LAKEVIEW

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0160006				SB HOMES LLC	02/14/2025	525,000	0.81	0.4135
R	1	FM	001667	BETTINGER JOSHUA AND CRYSTAL	2956 880	217,107		
G0160011				CLEMMENS CHRISTOPHER B AND	12/15/2025	512,500	1.23	0.4042
R	1	FM	001668	MCKEEVER ANDREW MICHAEL AND	3013 735	207,139		
G0160017				EDMONDSON RANDY AND MICHELLE	02/13/2025	106,000	2.10	0.3962
R	3	LM	001668	SB HOMES LLC	2956 310	42,000		
G0160018				KING MICHAEL THOMAS AND	09/15/2025	559,000	1.14	0.4009
R	1	FM	001668	VILLARREAL YANELLY AND CARLOS	2995 433	224,120		
G0160023				ROCKY CREEK PROPERTIES LLC	10/16/2025	550,000	1.61	0.3660
R	1	FM	001667	ZUNIGA VARELA MARIO A AND FUNES	3001 897	201,310		
G0160024				AKPAN TIMOTHY B	09/04/2025	512,000	1.46	0.4582
R	1	FM	001667	WALLACE MARCUS COREY AND	2994 49	234,616		
G0160029				ROCKY CREEK PROPERTIES LLC	01/06/2025	535,000	0.90	0.4068
R	1	FM	001667	ZORBO KIMBERLY M AND MARC C	2950 9484	217,617		
G0160035				225 DEAN DRIVE LLC	09/26/2025	580,000	7.90	0.4497
R	1	FM	001667	COLEMAN IAN AND ASHLEY	2998 386	260,836		
G0160036				SB HOMES LLC	09/16/2025	536,600	1.91	0.4023
R	1	FM	001667	COLEMAN BRANDON JAMES	2995 839	215,870		
G0160036				TIMBER CREEK RESERVE LAND	04/07/2025	52,900	1.91	0.5671
R	3	LM	001667	SB HOMES LLC	2966 76	30,000		
G0160053				SMITH SHAWN AND SARAH	07/10/2025	520,000	0.67	0.4002
R	1	FM	001667	BUBLITZ STEFFAN AND AMANDA	2983 398	208,116		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4042	0.4127	0.0742	1.0276	11
Lower Confidence Interval	0.3962	0.3787			
Upper Confidence Interval	0.4582	0.4467			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= G0160001 and left(r.parcel_no,8) <= G0160999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- G29 GUYTON STATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0290003				HOMES OF INTEGRITY	05/23/2025	320,000	0.23	0.4157
R	1	FM	001690	MARTINEZ GUADALUPE	2974 926	133,032		
G0290004				HOMES OF INTEGRITY	06/25/2025	335,000	0.23	0.4034
R	1	FM	001690	EDENFIELD CHRISTOPHER	2980 563	135,138		
G0290005				HOMES OF INTEGRITY	05/02/2025	347,000	0.23	0.4022
R	1	FM	001690	HOPE MILTON BUDDY AND GUADAMUZ	2970 870	139,574		
G0290009				HOMES OF INTEGRITY	08/04/2025	340,000	0.23	0.3983
R	1	FM	001690	BANEGAS VANESSA AND COELLO	2987 946	135,416		
G0290010				HOMES OF INTEGRITY	05/01/2025	323,300	0.23	0.4122
R	1	FM	001690	ROBERTS KAYLA AND DAN LAGREE	2970 731	133,253		
G0290011				HOMES OF INTEGRITY	07/23/2025	320,000	0.23	0.4289
R	1	FM	001690	SCOTT COLE LUCAS M	2986 89	137,245		
G0290013				HOMES OF INTEGRITY	10/31/2025	329,000	0.23	0.4116
R	1	FM	001690	YOUNG RICARDO RENDELL	3004 826	135,416		
G0290026				HOMES OF INTEGRITY	01/10/2025	337,900	0.23	0.4008
R	1	FM	001690	218 GLICK WAY LLC	2951 572	135,416		
G0290028				HOMES OF INTEGRITY	01/13/2025	345,000	0.23	0.4054
R	1	FM	001690	WILSON JUSTIN GLENN	2951 799	139,851		
G0290033				HOMES OF INTEGRITY	05/27/2025	323,000	0.23	0.4110
R	1	FM	001690	JOHNSON RTHAN AND MAKAYLAH G	2975 245	132,754		
G0290104				HOMES OF INTEGRITY	04/28/2025	325,000	0.23	0.4093
R	1	FM	001690	SHERWOOD EYHAN B AND BETHANY	2969 753	133,032		
G0290106				HOMES OF INTEGRITY	04/10/2025	337,000	0.23	0.3985
R	1	FM	001690	SOSINAK KNIGHT CHLOE A AND	2966 762	134,307		
G0290107				HOMES OF INTEGRITY	02/06/2025	355,000	0.23	0.3824
R	1	FM	001690	ROGERS JOSEPH AND LEIGH	2954 966	135,748		
G0290109				HOMES OF INTEGRITY	02/28/2025	347,000	0.23	0.4030
R	1	FM	001690	HUNTER PRENTICE AMANDA AND	2959 90	139,851		
G0290111				HOMES OF INTEGRITY	07/18/2025	320,000	0.23	0.4156
R	1	FM	001690	HINELY JUSTIN AND HANNAH	2985 270	132,976		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4054	0.4063	0.0190	1.0007	15
Lower Confidence Interval	0.4008	0.4010			
Upper Confidence Interval	0.4122	0.4116			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,4) >= G029 and left(r.parcel_no,4) <= G029

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO G15 HIDDEN CREEK

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0150003				CUTCHENS CODY ALLEN	07/11/2025	300,000	0.36	0.3681
R	1	FM	001664	CUMMINGS CHRISTOPHER A AND	2983 555	110,417		
G0150033				SMITH ADDISON B	06/10/2025	225,300	0.36	0.4670
R	1	FM	001664	MUMAW GENRY LYNN	2977 603	105,209		
G0150042				TABONE THOMAS P AND DIANE	12/12/2025	395,000	0.55	0.4105
R	1	FM	001664	POCICA ROBERT FRANKLIN AND	3013 378	162,164		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4105	0.4105	0.0803	1.0114	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= G0150001 and left(r.parcel_no,8) <= G0150999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

G10- HIDDEN CREEK FRONT NOT IN SUBDIVISION

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO 2025 SALES

1.05 NF ADDED FOR UNIFORMITY WITH G15 HIDDEN CREEK

FINAL RATIO- G14 DEL A RAE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0140006				BRASHER AMY FKA LOYD AMY	06/02/2025	269,000	0.54	0.3973
R	1	FM	001662	YATES TREVIS	2976 709	106,862		
G0140037				HINTZ CRYSTAL ROSEANNA	11/07/2025	276,500	0.46	0.4004
R	1	FM	001662	CURRO JEROME N AND SHERRY A	3006 749	110,722		
G0140058				TAYLOR STAURT LEE	05/02/2025	270,000	0.58	0.4045
R	1	FM	001662	NISBETH DENEISHA	2971 435	109,211		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4004	0.4007	0.0060	1.0000	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,4) >= G014 and left(r.parcel_no,4) <= G014

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- G24 SUMMERS PLACE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0240025				LEE JORDAN M	03/18/2025	300,000	0.34	0.3951
R	1	FM	001689	LANE LAKE ERNEST AND ARYANNA	2962 637	118,543		
G0240038				ALVAREZ ARNOLDO AND	01/27/2025	275,000	0.25	0.4204
R	1	FM	001689	RAMIREZ JACKSON ALEXANDER AND	2953 480	115,609		
G0240042				LOWERY DOUGLAS	09/05/2025	350,000	0.32	0.3938
R	1	FM	001687	HOPE JALESHA	2993 667	137,837		
G0240060				ALVAREZ RAMON	06/27/2025	357,500	0.27	0.3855
R	1	FM	001687	DAVIS JOHN DAVID	2981 331	137,818		
G0240070				HILDENBRAND NOAH A	10/30/2025	300,000	0.23	0.3997
R	1	FM	001689	SIKES MAKAYLA M AND SEIGLER JOHN	3004 634	119,904		
G0240083				HOLMES LEROY SR	04/08/2025	272,000	0.23	0.4279
R	1	FM	001689	MARTIN MARION KEVIN	2966 373	116,390		
G0240095				DANIEL ALSTON ANNESHA AND	03/10/2025	325,000	0.23	0.4149
R	1	FM	001687	GIBBS MARSHALL AND KATELYN	2961 150	134,835		
G0240106				STRICKLAND SHI A	04/17/2025	310,000	0.27	0.3892
R	1	FM	001689	KAMPHAUS AUSTIN AND SHELBY	2968 506	120,660		
G0240112				LANOUE MELISSA ANNE	06/10/2025	308,000	0.47	0.3977
R	1	FM	001689	FLEMING CHRISTOPHER THOMAS AND	2978 141	122,489		
G0240118				QUARTERO KAWIKA KAAPANA AND	07/11/2025	350,000	0.30	0.3727
R	1	FM	001687	PROCOPE WILLIAM	2984 67	130,433		
G0240130				ALEXANDER TRISTAN L AND	11/21/2025	309,000	0.23	0.4402
R	1	FM	001687	ELLINGTON MATTHEW ADAM	3010 491	136,022		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3977	0.4023	0.0381	1.0027	11
Lower Confidence Interval	0.3855	0.3899			
Upper Confidence Interval	0.4279	0.4147			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= G0240001 and left(r.parcel_no,8) <= G0240999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- G20 CENTRAL STATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
G0200016				JENKINS AND JENKINS LLC	10/15/2025	231,900	0.24	0.3961
R	1	FM	001683	THAMES CODY LEE	3001 621	91,844		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3961	0.3961	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,4) >= G020 and left(r.parcel_no,4) <= G020

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO G21 MOSSY HOLLOW

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0210019				STEWART LINDSAY MAE AND	02/06/2025	393,000	0.33	0.3896
R	1	FM	001685	CRAIN KENNETH E AND ROBERT T	2955 18	153,097		
G0210026				FAIRCLOTH HOMES OF SAVANNAH INC	03/21/2025	411,600	0.25	0.3668
R	1	FM	001685	CHILDERS RYAN D AND RACHEL LEIGH	2963 164	150,993		
G0210038				GREENLAND DEVELOPERS INC	05/30/2025	42,500	0.25	0.4141
R	3	LM	001685	FAIRCLOTH HOMES OF SAVANNAH INC	2977 875	17,600		
G0210047				FAIRCLOTH HOMES OF SAVANNAH INC	08/08/2025	459,100	0.23	0.3925
R	1	FM	001685	DOZIER DEBORAH RUSSELL	2989 89	180,194		
G0210050				FAIRCLOTH HOMES OF SAVANNAH INC	12/09/2025	464,000	0.23	0.4219
R	1	FM	001685	MURRAY DIONNIE	3012 797	195,750		
G0210052				FAIRCLOTH HOMES OF SAVANNAH INC	07/15/2025	413,600	0.23	0.3745
R	1	FM	001685	LINDSEY JONISHA	2984 378	154,882		
G0210053				FAIRCLOTH HOMES OF SAVANNAH INC	07/18/2025	462,100	0.26	0.3864
R	1	FM	001685	FRASIER IRIZARRY RHAELYN AND	2985 76	178,536		
G0210059				LEE TAERA PAT	11/17/2025	460,000	0.25	0.3997
R	1	FM	001685	KIM HYUN SUK	3012 337	183,884		
G0210100				FAIRCLOTH HOMES OF SAVANNAH INC	10/21/2025	342,000	0.23	0.3997
R	1	FM	001685	MCGRUDER AMONI MONAE	3002 592	136,704		
G0210101				FAIRCLOTH HOMES OF SAVANNAH INC	05/09/2025	268,200	0.23	0.5105
R	1	FM	001685	LEACH DEVIN D AND GAY ERINN M	2972 894	136,903		
G0210102				FAIRCLOTH HOMES OF SAVANNAH INC	07/11/2025	381,700	0.23	0.4019
R	1	FM	001685	OXLEY MALIK HUGH AND RAJONE	2983 860	153,408		
G0210123				FAIRCLOTH HOMES OF SAVANNAH INC	06/06/2025	365,200	0.24	0.3591
R	1	FM	001685	FRANKLIN OAKEEM BERNARD AND	2977 48	131,157		
G0210124				FAIRCLOTH HOMES OF SAVANNAH INC	09/26/2025	299,900	0.27	0.3763
R	1	FM	001685	PATRICK EARL	2997 879	112,859		
G0210127				FAIRCLOTH HOMES OF SAVANNAH INC	02/21/2025	460,100	0.23	0.3865
R	1	FM	001685	LOHR JOSEPH AND JENNY	2957 837	177,827		
G0210134				FAIRCLOTH HOMES OF SAVANNAH INC	02/19/2025	454,900	0.28	0.3961
R	1	FM	001685	TAYLOR ALVIN II	2957 526	180,194		
G0210156				FAIRCLOTH HOMES OF SAVANNAH INC	04/04/2025	431,000	0.23	0.4067
R	1	FM	001685	BECK JAMIE AND TRONE TRAVIS	2965 851	175,284		
G0210157				FAIRCLOTH HOMES OF SAVANNAH INC	05/08/2025	464,000	0.23	0.3914
R	1	FM	001685	BENIEVI KAREE ELIJAWON	2972 316	181,596		
G0210158				FAIRCLOTH HOMES OF SAVANNAH INC	02/28/2025	435,900	0.23	0.4027
R	1	FM	001685	FIELDS JALEN	2959 171	175,539		
G0210159				FAIRCLOTH HOMES OF SAVANNAH INC	06/13/2025	433,500	0.23	0.4043
R	1	FM	001685	RODRIGUEZ AQUINO TOMAS DE	2978 376	175,284		
G0210161				FAIRCLOTH HOMES OF SAVANNAH INC	03/28/2025	459,100	0.23	0.3951
R	1	FM	001685	SCOURFIELD OWEN	2964 389	181,405		
G0210164				FAIRCLOTH HOMES OF SAVANNAH INC	01/31/2025	454,900	0.23	0.3932
R	1	FM	001685	BLANCHARD STEVEN F	2954 91	178,847		
G0210183				FAIRCLOTH HOMES OF SAVANNAH INC	06/06/2025	453,000	0.28	0.3943
R	1	FM	001685	LOVE ANGELICA	2977 371	178,600		

G0210184				FAIRCLOTH HOMES OF SAVANNAH INC	09/12/2025	464,000	0.28	0.3790
R	1	FM	001685	CHENNAULT APRIL LAVONDA AND	2995 207	175,858		
G0210186				FAIRCLOTH HOMES OF SAVANNAH INC	04/25/2025	365,200	0.25	0.3735
R	1	FM	001685	MOORE SAMANTHA T	2969 702	136,393		
G0210212				FREUNDT ANTHONY HENRY AND	06/26/2025	450,000	0.33	0.3909
R	1	FM	001685	CASTILLO ISAAC	2980 905	175,914		
G0210212				FAIRCLOTH HOMES OF SAVANNAH INC	01/10/2025	431,000	0.33	0.4082
R	1	FM	001685	SOLOMON LODGE MARLENE AND	2951 738	175,914		
G0210213				FAIRCLOTH HOMES OF SAVANNAH INC	05/02/2025	460,100	0.29	0.3877
R	1	FM	001685	PATEL SNEH SUNNYKUMAR AND	2971 128	178,400		
G0210214				FAIRCLOTH HOMES OF SAVANNAH INC	07/11/2025	448,900	0.29	0.3974
R	1	FM	001685	DAVIS PRINCESS SHANTA	2983 961	178,400		
G0210225				FAIRCLOTH HOMES OF SAVANNAH INC	06/02/2025	321,900	0.30	0.4356
R	1	FM	001685	GRISSOM MELISSA AND MARK	2976 955	140,218		
G0210226				DENEN JASON	07/10/2025	435,000	0.35	0.4031
R	1	FM	001685	BROWN JAMES III	2991 777	175,340		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3947	0.3961	0.0385	1.0048	30
Lower Confidence Interval	0.3896	0.3866			
Upper Confidence Interval	0.4019	0.4056			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= g0210001 and left(r.parcel_no,8) <= g0210999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

RATIO STUDY 2- GLENLEA CROSSING G23

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0230008				BAILEY TIMOTHY ALLAN AND JESSICA	03/07/2025	275,000	0.25	0.4109
R	1	FM	001686	DILLON JARED AND SATTERFIELD	2960 873	112,993		
G0230017				WRIGHT ELIZABETH	03/28/2025	329,000	0.25	0.3541
R	1	FM	001686	MILNER JACOB	2964 107	116,498		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3825	0.3800	0.0742	1.0066	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= g0230001 and left(r.parcel_no,8) <= g023099

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO STUDY 2- G27 CROSSGATE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
G0270067				TEDDER LLOYD G AND TERESA R	06/20/2025	284,000	0.23	0.4168
R	1	FM	001697	BODALIA JAYESH BHARAT	2979 502	118,385		
G0270095				SMITH JENNIE R	08/18/2025	285,500	0.23	0.3646
R	1	FM	001697	LAMBERT CODY BLAKE	2990 693	104,080		
G0270117				MCDANIEL PARKER WAYNE	05/05/2025	275,000	0.26	0.4306
R	1	FM	001697	HAMMOND WILLIAM D JR	2971 311	118,411		
G0270124				HODGES GRADY MIKEL	08/05/2025	290,000	0.28	0.3756
R	1	FM	001697	STRATTON LYLE ALBERT AND JANIE	2988 121	108,933		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3962	0.3965	0.0676	1.0010	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= G0270001 and left(r.parcel_no,8) <= G0270999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

RATIO STUDY 2- EAGLES LANDING 271D

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0271D032				SMITH ERICK C AND HOLLEY MARIE	10/30/2025	465,000	0.55	0.3856
R	1	FM	000342	LALIME MICHAEL AND ALMARIE	3004 696	179,290		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3856	0.3856	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0271D001 and left(r.parcel_no,8) <= 0271D999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

271A - TIFFANY TERRACE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO SALES

LOTS ARE ON AT \$57,000

271F ARCHER ROAD RURAL SUBDIVISION

**PER
ACRE**

PARCE L	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV	LAND FACT	BUILD FACT	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
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57,000

\$0 0 #DIV/0!

NO SALES FOR 2025

NO SALES FOR 2024

NO CHANGE

LOTS ARE ON AT \$57,000 PER ACRE

LOTS 3.00 ACRES AND UP HAVE SIZE ADJUSTMENTS

FINAL RATIO STUDY 2- 272E CANDLEBERRY WAY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0272E010				SIDERS KIMBERLY F AS TRUSTEE OF	06/20/2025	375,000	1.66	0.4013
R	1	FM	000363	LITTLETON WESLEY	2979 800	150,470		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4013	0.4013	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0272E001 and left(r.parcel_no,8) <= 0272E999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO STUDY 2- 272B GUYTON WOODS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0272B003				MOTTERSHEAD BARRY	09/22/2025	369,000	1.67	0.3979
R	1	FM	000349	SLAYMAKER JESSICA H AND BROWN	2997 818	146,820		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3979	0.3979	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0272B001 and left(r.parcel_no,8) <= 0272B999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO STUDY 2- 272C HERITAGE PLACE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0272C008				KLITSCH ROBERT F AND LOIS O	07/28/2025	438,900	1.00	0.3646
R	1	FM	000350	BRANTLEY ANDREW DANIEL AND	2986 898	160,004		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3646	0.3646	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0272C001 and left(r.parcel_no,8) <= 0272C999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO 272D ARCHER PLACE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0272D015				SEGLUND ERIK RAGNOR	06/05/2025	330,000	0.70	0.3762
R	1	FM	000354	CONRAD CHRISTOPHER MICHAEL AND	2976 740	124,144		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3762	0.3762	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0272D001 and left(r.parcel_no,8) <= 0272D999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

G26 - ARCHER PLACE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES

LOTS ON AT \$57,000

1.10 NEIGHBORHOOD FACTOR ADDED FOR UNIFORMITY WITH 272D ARCHER PLACE

FINAL RATIO STUDY 2- PINEVIEW 272F

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0272F005				RUIZ CHARLES B	09/02/2025	354,900	0.53	0.4071
R	1	FM	000364	MAHFOUZ LANCE	2992 960	144,478		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4071	0.4071	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0272f001 and left(r.parcel_no,8) <= 0272f999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

273B - HALCYON ESTATES

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON	ACRES	PER ACRE
														57,000

NO SALES FOR 2025

2024 SALE

0273B-8	84930	303520	9583		1	1.15	4/15/2025	460000	\$443,561	177424.4	38.57052	FM	1.49	
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A 1.15 NF IS WORKING FOR HALCYON ESTATES. 57,000/AC IS WORKING AS WELL

NO CHANGES FOR 2026

FINAL RATIO- 273D PINEORA FARMS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0273D009				HAYMONS CHRISTY E	04/29/2025	200,000	2.80	0.6776
R	1	FM	000376	RUSHING THOMAS E	2970 42	135,527		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.6776	0.6776	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0273D and left(r.parcel_no,5) <= 0273D

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

273E HONEY RIDGE PLACE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	
						1				#REF!	#REF!	#REF!

NO SALES

LAND IS ON AT \$57,000/ACRE

FINAL RATIO STUDY 2- HONEYRIDGE PLANTATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0273C027				DAVIS TIMOTHY AND KIMBERLY S	09/16/2025	364,000	1.04	0.4173
R	1	FM	000375	MCCRAW JESSE L AND CAROL J	2995 751	151,897		
0273C048				MARRIER BRITTANY A AND CHAD C	05/02/2025	495,000	1.05	0.3703
R	1	FM	000375	ROSE KRISTIN AND DAVID	2971 934	183,300		
0273C064				SHOULTZ SHELLEY R AND JEREMY W	11/14/2025	479,000	0.80	0.3938
R	1	FM	000375	DOMBI MARTIN A AND LINDA	3007 509	188,643		
0273C069				BAKER GARY AND KAREN	08/20/2025	515,000	0.60	0.3677
R	1	FM	000375	HILL CLAY AND FAYTH JAYNEEN	2990 890	189,350		
0273C075				JEFFERS ANTHONY WAYNE	06/18/2025	419,900	0.60	0.3998
R	1	FM	000375	MCFARLIN JONATHAN AND DUMONT	2979 295	167,891		
0273C108				OSBORNE MITCHELL TODD AND ANGIE	09/26/2025	635,000	1.00	0.3229
R	1	FM	000375	PENATZER BRANDON J AND BREEN	2998 434	205,010		
0273C152				PARKS DAVID AND KELSEY	08/28/2025	455,000	0.56	0.3971
R	1	FM	000375	WASHBURN BRETT L	2992 342	180,660		
0273C159				FLEISCHMAN JANE	08/08/2025	334,000	0.59	0.4467
R	1	FM	000375	HOTCHKISS JASON AND KRYSIUK	2988 914	149,199		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3955	0.3830	0.0652	1.0170	8
Lower Confidence Interval	0.0000	0.3571			
Upper Confidence Interval	0.0000	0.4089			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0273C and left(r.parcel_no,5) <= 0273C

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO STUDY 2- CAMERON OAKS 296B

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0296B015				FOX SHELIA CHRISTINE	12/03/2025	399,000	1.07	0.3927
R	1	FM	000448	MANZ JACQUELINE W AND JAMES K	3011 259	156,674		
0296B016				MCINTOSH JOSEPH L AND DONNA	10/30/2025	480,000	1.08	0.4051
R	1	FM	000448	ECCLES ROBERT BRANDON AND	3005 22	194,431		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3989	0.3994	0.0155	0.9987	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0296b and left(r.parcel_no,5) <= 0296b

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

296A PINEORA RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0296A053				WRIGHT HEATHER D AND LEWIS I III	08/13/2025	245,000	0.69	0.4080
R	1	FM	000441	VAN NESS GAVIN PAYNE	2989 701	99,950		
0296A055				CADLEE LLC	10/07/2025	359,900	0.57	0.3954
R	1	FM	000441	MONTE MICHAEL ANTHONY AND	3000 152	142,307		
0296A056				HFF CONSTRUCTION LLC	05/22/2025	240,000	0.67	0.4072
R	1	FM	000441	JHLH LLC	2974 594	97,716		
0296A123				EMERGING MARKETS INVESTMENT	04/23/2025	250,000	0.64	0.4818
R	1	G1	000443	MOCK MARTY ALAN AND MELISSA	2969 579	120,449		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4076	0.4205	0.0535	1.0062	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0296A001 and left(r.parcel_no,8) <= 0296A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO 323B VICTORIA OAKS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0323B002				DEFOREST ALICE L AND MARK D	02/21/2025	250,000	0.46	0.4082
R	1	FM	000605	STIRLING JOSEPH THOMAS	2958 1	102,038		
0323B007				GROOVER MATTHEW ESTATE	06/25/2025	246,500	0.46	0.4267
R	1	D1	000605	FOX LOGAN ELIZABETH AND CORTESE	2980 629	105,181		
0323B051				MCGUIRE VANESSA FKA PELFREY	09/30/2025	284,000	0.66	0.3862
R	1	FM	000605	PINKERTON CORY D AND ELIZABETH	2999 130	109,680		
0323B068				PEAVY DANIEL JAMES AND	04/23/2025	299,900	0.57	0.3761
R	1	FM	000605	ROOKER JOSEPH L SR	2969 505	112,786		
0323B068				ROOKER JOSEPH L SR	04/23/2025	299,900	0.57	0.3761
R	1	FM	000605	HADEL KAYLA AND JONATHAN	2969 617	112,786		
0323B069				HENSLEY ANTHONY D	10/17/2025	265,000	0.57	0.3981
R	1	FM	000605	SANDOVAL JOJO AND STRICKLIN	3002 314	105,494		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3922	0.3938	0.0402	1.0036	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0323B and left(r.parcel_no,5) <= 0323B

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO 323C LEE VILLAGE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0323C028				VETERANS REALTY LLC	06/05/2025	342,900	0.76	0.4141
R	1	FM	000607	LOPEZ OMAR G	2977 1	141,984		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4307	0.4307	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0323C and left(r.parcel_no,5) <= 0323C

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

323D - BENT OAK

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO SALES

1.40 ACRES AND ABOVE AT SMALL AC 3B
ANYTHING BELOW 1.40 ACRES LEFT AT \$60,000 PER LOT

FINAL RATIO 320A PLEASANT POINT

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0320A008				ROYS CONNIE	05/20/2025	270,500	0.50	0.4102
R	1	FM	000594	DE JESUS ANDERSON AND SHANNON	2975 291	110,949		
0320A010				PRC REALTY LLC	12/09/2025	265,000	1.29	0.4067
R	1	FM	000594	WALKER RICHARD GLENN AND	3012 826	107,783		
0320A010				TINDAL RICHARD A	08/15/2025	150,100	1.29	0.7181
R	1	FM	000594	PRC REALTY LLC	2990 884	107,783		
0320A011				BLACKWELL WILLIAM C	04/09/2025	364,000	1.26	0.3524
R	1	FM	000594	BROWN MICHAEL	2966 441	128,265		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4085	0.4333	0.2259	1.0891	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0320A001 and left(r.parcel_no,8) <= 0320A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

320A-10- SALE FROM INDIVIDUAL TO PRC REALTY LLC THEN RESALE TO INDIVIDUAL

FINAL RATIO 347A BARRISTER CROSSING

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0347A018				GUTIERREZ AIRAM ALEXA	01/27/2025	289,900	0.70	0.4498
R	1	FM	000733	GOLDEN OLIVIA AND RITTER BLAISE	29539 443	130,399		
0347A028				NUTTALL MATTHEW ALEXANDER AND	07/16/2025	289,000	1.32	0.3882
R	1	FM	000733	SIMS CHRISTIAN ALEXANDER	2984 699	112,201		
0347A046				MCCANT MICHAEL JUSTIN AND	12/10/2025	260,000	1.01	0.4734
R	1	FM	000733	MCGILL ERIN E	3013 823	123,091		
0347A063				BUSS JESSICA RAE	02/27/2025	283,000	0.54	0.4035
R	1	FM	000733	PAYNE ROWEN AND REID VICTORIA	2958 973	114,203		
0347A064				HINELY ROBERT C AND KATHLYNN	07/01/2025	290,000	0.54	0.3759
R	1	FM	000733	BUCHANAN AARON	2981 477	109,014		
0347A065				SMITH MARVIN JR	07/18/2025	270,000	0.54	0.4214
R	1	FM	000733	DASHER HAILEY AND BRYCE LOGAN	2985 182	113,790		
0347A067				AUSTIN JOSHUA AND WOOD TYLER	11/24/2025	295,000	0.54	0.3968
R	1	FM	000733	BROWN EDWARD	3011 585	117,051		
0347A081				HOOD RICHARD B	08/28/2025	312,000	0.53	0.3830
R	1	FM	000733	KENNEDY BROOKE ANN	2992 420	119,500		
0347A099				MITCHELL PORSCHIA N	07/18/2025	275,000	0.59	0.3910
R	1	FM	000733	BRYANT CLAYTON ANTHONY	2985 141	107,531		
0347A103				LEE CHANDLER	10/07/2025	259,900	0.53	0.3962
R	1	FM	000733	WANZER JOHNATHAN M	3001 146	102,982		
0347A111				MAST EDWARD E JR ESTATE	05/16/2025	272,000	0.68	0.3945
R	1	D1	000733	GODBEE BYRON C II	2973 690	107,295		
0347A130				GINN KRISTA E AND DANIEL E	06/27/2025	284,000	0.53	0.3805
R	1	FM	000733	JOHNSON PAMELA SPENCE AND	2980 958	108,065		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3954	0.4039	0.0481	1.0015	12
Lower Confidence Interval	0.3830	0.3863			
Upper Confidence Interval	0.4214	0.4215			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0347A and left(r.parcel_no,5) <= 0347A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO 348A LONESOME OAK

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0348A024				MCELVEEN ANTHONY G AND KAREN A	07/14/2025	310,000	0.54	0.3956
R	1	FM	000743	VIGLIONE KARIN AND JAMES	2984 123	122,631		
0348A026				HOWELL TRADD	09/26/2025	310,000	0.72	0.3990
R	1	FM	000743	CARTER DYLAN MICHAEL	2998 92	123,704		
0348A053				DETLING PAUL	06/05/2025	300,000	0.63	0.3949
R	1	FM	000743	ODUM DEREK	2976 924	118,480		
0348A057				MINALLY MICHAEL ANTHONY	07/18/2025	324,800	0.54	0.3940
R	1	FM	000743	MCGREGOR JOVAUN	2985 462	127,963		
0348A064				DAVIS MARISSA AND COLTON	09/09/2025	310,000	0.54	0.4093
R	1	FM	000743	STOCKS RUSSELL	2996 60	126,870		
0348A083				MARQUES LEOMAR DE SOUZA	08/19/2025	308,000	0.55	0.4035
R	1	FM	000743	STEPHENS KENDALL N	2990 775	124,293		
0348A083				PAYTON CONSTANCE G AND RICHARD	04/30/2025	240,000	0.55	0.5179
R	1	FM	000743	MARQUES LEOMAR DE SOUZA	2970 620	124,293		
0348A120				FEDDES PATRICE M AND DION	07/08/2025	325,000	0.55	0.3826
R	1	FM	000743	MEREDITH JESSICA AND WALTER	2982 884	124,359		
0348A125				FRISON KEDRICK	02/28/2025	328,000	0.78	0.3948
R	1	FM	000743	GALE WHITNEY LEN AND BRANDON	2959 259	129,502		
0348A126				SUNDQUIST TYRA	03/07/2025	335,000	0.55	0.3907
R	1	FM	000743	PICKREN DARREN B	2960 823	130,876		
0348A128				SUMRALL JACK GLENDON JR AND	04/18/2025	435,000	1.54	0.3735
R	1	FM	000743	APPANEAL PAULA AND DAVID	2968 202	162,456		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3949	0.4014	0.0437	1.0092	11
Lower Confidence Interval	0.3826	0.3777			
Upper Confidence Interval	0.4093	0.4251			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0348a001 and left(r.parcel_no,8) <= 0348a999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 348B OUR TOWNE AT KINGSLEY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0348B003				MONDY STEVEN	01/29/2025	320,000	0.54	0.3917
R	1	FM	037824	PARYS JEFFREY JOSEPH AND LANIER	2953 777	125,330		
0348B014				BURNSED ROBERT LARRY III	05/13/2025	328,000	0.62	0.4010
R	1	FM	037824	THOMPSON EMMA AND JASON	2973 158	131,530		
0348B016				ELLIOTT RUSSELL ETHAN JR AND	07/31/2025	360,000	0.80	0.4061
R	1	FM	037824	COLLINS SAMANTHA	2987 782	146,181		
0348B025				RAHN KENT C	06/18/2025	310,000	0.58	0.4011
R	1	FM	037824	RHODES STEPHEN ANTHONY JR AND	2980 410	124,354		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4011	0.4001	0.0090	0.9998	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0348b001 and left(r.parcel_no,8) <= 0348b999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 348C THE VILLAGE AT KINGSLEY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0348C024				HOLLAND BRUCE B	09/23/2025	365,000	1.45	0.3925
R	1	FM	000753	VETTER BRIAN AND KATHERINE	2997 641	143,276		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3925	0.3925	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0348c001 and left(r.parcel_no,8) <= 0348c999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO 349A WARNER FIELDS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0349A008				BOYETTE CHRISTOPHER S AND	06/25/2025	300,000	0.54	0.4017
R	1	FM	000759	BENNETT MARK ANDREW JR AND	2980 504	120,503		
0349A013				DAVIDSON REALTY TEAM LLC	09/15/2025	350,000	0.81	0.3796
R	1	FM	000759	BISHOP CAMERON J	2995 346	132,854		
0349A013				ALLARD MICHAEL K AND TAMMY C	03/20/2025	208,800	0.81	0.6363
R	1	FM	000759	DAVIDSON REALTY TEAM LLC	2962 660	132,854		
0349A051				MOBLEY EDWARD AND CHERYL	02/27/2025	345,000	0.55	0.3934
R	1	FM	000759	WILLIAMS ROBERT AND NISWANDER	2958 923	135,740		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3976	0.4336	0.1666	1.0443	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0349A001 and left(r.parcel_no,8) <= 0349A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

SALE FROM INDIVIDUALS TO DAVIDSON REALTY TEAM LLC BEFORE RE-SELLING SAME YEAR

RATIO STUDY 2- 349B PENNINGTON ESTATES

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0349B013				ORTIZ JOSE M JR AND SAIYUD	05/15/2025	427,000	2.73	0.3976
R	1	FM	000761	REINHART JAMES	2973 652	169,760		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3976	0.3976	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0349b001 and left(r.parcel_no,8) <= 0349b999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO 349C CASTLEWOOD

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0349C007				GIORDANO ALFRED AND DEBORAH	09/18/2025	375,000	0.75	0.3871
R	1	FM	000765	DINGMAN KEVIN J	2997 39	145,157		
0349C014				LEATHERWOOD AMANDA L AND RYAN	08/01/2025	341,500	0.57	0.4083
R	1	FM	000765	RYMER JAMES HAYDEN AND	2988 348	139,428		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3977	0.3972	0.0267	1.0013	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0349C and left(r.parcel_no,5) <= 0349C

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 346B ABBEY LANE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0346B012				DYAL ALEX JASPER AND SHARILYN	07/25/2025	405,000	0.71	0.4105
R	1	FM	000720	WALLS FREDERICK	2986 923	166,249		
0346B028				MINGIS DONNIE ALLEN JR AND MARY	01/15/2025	405,000	0.76	0.3957
R	1	FM	000720	LONG DANA CHRISTINE	2952 138	160,239		
0346B053				MATHENY COREY AND DANIELLE	01/06/2025	373,000	0.59	0.4432
R	1	FM	000720	MURRELL SHANA L	2950 852	165,300		
0346B056				REDDICK NICOLAS WATSON AND	10/21/2025	499,900	0.62	0.3530
R	1	FM	000720	JENKINS DEONTE	3002 632	176,456		
0346B087				WEST WILLIAM L AND AMANDA L	09/30/2025	385,000	0.51	0.3894
R	1	FM	000720	EVANS LIZABETH A AND WILLIAM E	2998 657	149,925		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3957	0.3957	0.0563	1.0068	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0346B and left(r.parcel_no,5) <= 0346B

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

346C - HUNTERS CHASE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO 2025 SALES

1.15 NEIGHBORHOOD FACTOR LEFT ON FROM PREVIOUS YEAR

LAND IS ON AT \$57,000 PER LOT

FINAL RATIO 369F PARKWAY PLACE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0369F027				J AND E AND J BUILDERS INC	01/09/2025	365,000	0.52	0.3936
R	1	FM	000885	IANNIELLO JUSTIN PIERCE AND	2951 711	143,656		
0369F028				JONES JONATHAN M AND DAWN M	04/30/2025	454,000	0.52	0.3875
R	1	FM	000885	BURNSSED ROBERT LARRY III AND	2970 671	175,912		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3906	0.3902	0.0078	1.0010	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0369F and left(r.parcel_no,5) <= 0369F

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 369H JACKSON RUN

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0369H023				SHELNUTT ANTHONY	02/21/2025	255,000	0.28	0.4348
R	1	FM	000883	BENZEL ISAAC MATTHEW	2958 167	110,874		
0369H028				FOWLER PAIGE RENE FKA BOYD	08/15/2025	318,000	0.35	0.3769
R	1	FM	000882	OCONNOR PATRICK AND HENDRICK	2990 174	119,849		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4059	0.4027	0.0713	1.0079	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0369H and left(r.parcel_no,5) <= 0369H

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 324B GREENBRIAR

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0324B009				LENNON SEAN	09/12/2025	360,000	0.56	0.4045
R	1	FM	000619	ANDERSON DAVID C	2995 530	145,635		
0324B018				CLIFTON BRIAN AND SUBRINA G	04/24/2025	335,000	0.61	0.4516
R	1	FM	000619	FORBES DENTON RAY AND HALEY	2969 186	151,287		
0324B023				JOHNSON DAVID MICHAEL AND LACY	10/17/2025	379,000	0.56	0.3620
R	1	FM	000619	BARNETT KAYLA MICHELE AND COTY	3003 896	137,192		
0324B034				GOSSARD JAMES A JR AND AMBER N	11/14/2025	474,000	0.56	0.3681
R	1	FM	000619	BUTLER MATTHEW AND MARYSSA	3007 903	174,501		
0324B056				SMITH DANIEL RAYMOND	08/05/2025	47,300	0.72	0.4820
R	3	LM	000619	WALDHOUR CONSTRUCTION LLC	2988 169	22,800		
0324B058				TALJAARD NICOLE MARIE AND PIETER	05/08/2025	82,500	1.54	0.4007
R	3	LM	000621	THOMPSON LYNDSEY	2971 931	33,060		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3863	0.3899	0.1431	1.0023	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0324b and left(r.parcel_no,5) <= 0324b

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less for non-Residential properties.

279A - ROSES FISHING CAMP

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV .	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
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NO SALES FOR 2025

LOTS CURRENTLY ON AT 50000/LOT

NO CHANGES

330A MELDRIM RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0330A001B00				NELMS DANIEL	08/01/2025	259,900	0.46	0.3878
R	1	FM	000649	PICKARD MARY ANN	2988 328	100,801		
0330A030B00				SMITH GIOVANNI	07/10/2025	180,000	0.92	0.4233
R	1	FM	000649	HILTON ALVIN GUSS III	2983 745	76,202		
0330A032E00				DIBLASI REBECCA AND BRIAN	11/12/2025	40,000	1.83	0.4026
R	3	LM	000649	JAW SERVICES LLC	3008 402	16,104		
0330A085B00				HULL LEVI AND SAMANTHA	06/27/2025	285,000	0.17	0.3895
R	1	FM	000649	RUSSELL HEATHER NICOLE AND REID	2981 750	110,998		
0330A095A00				LAYNE STANLEY ALLEN	07/14/2025	282,000	1.84	0.4070
R	1	FM	000649	BATCHELOR LORA	2984 263	114,766		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4026	0.4001	0.0263	1.0047	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and left(r.parcel_no,8) >= 0330A001 and left(r.parcel_no,8) <= 0330A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

304B MELDRIM LAKE ACRES RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0304B001D00				MORRIS FRANK B JR AND DEBORAH B	12/18/2025	575,000	1.92	0.3821
R	1	FM	000535	ANTWINE DWAYNE EDWARD	3014 878	219,725		
0304B005E00				DOYLE JENNIFER ANDERSON AND	08/08/2025	380,000	1.27	0.3952
R	1	FM	000535	STOKES KATLYN M AND PHILLIP M	2988 916	150,186		
0304B012D00				OTTO JAMES PAUL	07/31/2025	50,000	0.90	0.4680
R	1	LM	000535	FORBES JOSHUA MORGAN	2988 407	23,400		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3952	0.3914	0.0725	1.0606	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0304B001 and left(r.parcel_no,8) <= 0304B999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

303A CYPRESS LAKES RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0303A116				WILSON LAWRENCE PHILIP AND	02/19/2025	710,000	1.50	0.3742
R	1	FM	000522	MCDOWELL JASON	2957 227	265,714		
0303A132				BUNCH DONALD AND SONJA	02/14/2025	80,000	0.61	0.4355
R	3	LM	000522	TRANSCEND CUSTOM HOMES LLC	2957 365	34,840		
0303A146				ARMES RYAN LEE AND JESSICA	07/24/2025	550,000	0.42	0.3778
R	1	FM	000523	PIO SHELLY RAE	2986 549	207,790		
0303A168				BROWN MADISON MICHELLE AND	08/05/2025	350,000	0.30	0.4265
R	1	FM	000523	JORDAN MATTHEW STEPHEN	2988 888	149,261		
0303A169				GLENNON MICHAEL R AND ELIZABETH	06/13/2025	490,000	0.50	0.4037
R	1	FM	000523	LA RUSSA RYAN ANTHONY	2978 510	197,809		
0303A189				FERRERA KAREN CRUZ	02/06/2025	479,900	0.43	0.3972
R	1	FM	000523	RUSSO THOMAS DAVID AND CAROLYN	2955 671	190,612		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4005	0.3933	0.0485	1.0234	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0303A001 and left(r.parcel_no,8) <= 0303A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

**329 LOTS 12-32
MANDALAY**

NO SALES FOR 2025

LOTS HERE ON AT 67000 PER LOT

NO CHANGES FOR 2026

303B TWIN LAKES RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0303B007A00				DONEVANT LOGAN AND HINELY	05/07/2025	505,000	1.60	0.3827
R	1	FM	000526	GIBSON TIA TELESE RUSSELL	2972 145	193,262		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3827	0.3827	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0303B001 and left(r.parcel_no,8) <= 0303B999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

304C - MEGANS BAY

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

LOTS HERE ON AT 57000/LOT

LOTS CURRENTLY ON AT 57000

NO CHANGE ON LOTS

SEE NEARBY 302J WHOSE SALES SUPPORT VALUES

329C STONEGATE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0329C022				ANDERSON MARK E	04/07/2025	307,500	0.16	0.4036
R	1	FM	000645	ADDISON BLAKE ASHTON AND	2965 955	124,101		
0329C024				HOFFMAN BRIAN J AS TRUSTEE OF	07/25/2025	305,000	0.16	0.3901
R	1	FM	000645	FUSSELL KRYSTAL ROSE AND BRIAN	2986 854	118,994		
0329C035				J AND L PRIVATE EQUITIES LLC	12/08/2025	308,000	0.16	0.3985
R	1	FM	000645	NILSON JEFFREY MARTIN AND LANE	3012 931	122,729		
0329C037				CONAWAY JOHN M AND SANDRA K	10/27/2025	320,000	0.16	0.3854
R	1	FM	000645	HARPE TYLER	3004 29	123,326		
0329C047				TEASTER VICTOR	08/11/2025	290,000	0.16	0.4421
R	1	FM	000645	YARBROUGH DALE R TRUST AND	2989 262	128,206		
0329C061				ZAMORA CHRISTOPHER R	06/20/2025	311,000	0.16	0.3956
R	1	FM	000645	DE VEGA GERALD AND REYNAMIE	2979 634	123,020		
0329C081				OLIVER JUDY	12/23/2025	330,000	0.25	0.4076
R	1	FM	000648	LONG BRIAN MURRAY	3015 301	134,499		
0329C093				ALISTE ALEJANDRO	05/30/2025	330,000	0.27	0.3811
R	1	FM	000648	P T AND V RENTALS LLC	2976 277	125,755		
0329C108				THOMPSON PAUL E AND JANE M	12/17/2025	370,000	0.25	0.4027
R	1	FM	000650	KIM ANNE LISE UENMI	3013 942	148,994		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3985	0.4004	0.0289	1.0007	9
Lower Confidence Interval	0.0000	0.3887			
Upper Confidence Interval	0.0000	0.4121			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0329C001 and left(r.parcel_no,8) <= 0329C999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

300D - RUSTIC WOODS

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS CURRENTLY ON AT 57000 PER LOT

LEAVING LOTS ON AT 57000

300E - FAIRHAVEN

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
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0 #DIV/0!

NO SALES FOR 2025

LOTS CURRENTLY ON AT 57000 PER LOT

LEAVING LOTS ON AT 57000

301D - DOSWELL CROSSING

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025
LOTS CURRENTLY ON AT 57000 PER LOT
LOTS OVER AN ACRE ON AT 3C
LEAVING LOTS ON AT 57000

302C - BAYWOOD

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
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NO SALES FOR 2025

LOTS CURRENTLY ON AT 57000 PER LOT

LEAVING LOTS ON AT 57000

302D - SHIMMERING DELL

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS CURRENTLY ON AT 57000 PER LOT

LEAVING LOTS ON AT 57000

302E CHERRYWOOD SALE STUDY FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0302E001				FLEMING DANIEL PATRICK JR	08/01/2025	320,000	1.30	0.3581
R	1	FM	000510	GRIFFIN HUNTER AND TAYLOR	2987 703	114,586		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3581	0.3581	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0302e and left(r.parcel_no,5) <= 0302e

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

302F - GRACEWOOD

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
					1	1			\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS CURRENTLY ON AT 57000 PER LOT

LEAVING LOTS ON AT 57000

302J WILDWOOD RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0302J004				HANTON JOSEPH AND BRITTANY	10/03/2025	311,000	0.90	0.4074
R	1	FM	000516	MONTERO JAYDIN I AND MYERS	2999 810	126,691		
0302J018				PETUYA SARA M	03/28/2025	375,000	0.56	0.3717
R	1	FM	000516	MUMMA ELIZABETH AND JOSHUA	2968 936	139,400		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3896	0.3879	0.0458	1.0044	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0302J001 and left(r.parcel_no,8) <= 0302J999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

376A AURIGA FARMS RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0376A034				THORNBURG JAMES AND CECILE S	06/16/2025	356,500	0.00	0.3825
R	1	FM	000937	WRIGHT STEPHEN	2978 947	136,346		
0376A044				WHITFIELD JOSEPHINE R	08/07/2025	221,500	0.00	0.4209
R	1	FM	000937	JENKINS CATINA ANN	2988 827	93,231		
0376A077				BELL PAULA T NKA HURST PAULA	10/29/2025	260,000	0.00	0.4064
R	1	FM	000937	WRIGHT SHAWN AND MIKAELA	3008 124	105,651		
0376A113				SHEFFIELD GEOFFREY D	09/30/2025	255,000	0.00	0.4381
R	1	G1	000937	CAMARENA ARNULFO	2998 926	111,718		
0376A172				SKAFF GARRET MITCHEL	10/24/2025	290,100	0.65	0.4352
R	1	FM	000937	SCHWEITZER GABRIELLE E AND	3003 331	126,256		
0376A178				GLASGOW WILLIAM JR AND PATRICIA	06/27/2025	325,000	0.59	0.3923
R	1	FM	000937	BARLOW JACOB NEAL AND GALT	2981 900	127,484		
0376A198				SLOAN BRADLEY	03/31/2025	325,000	0.68	0.3823
R	1	FM	000937	LEWIS CLAVE D	2965 262	124,251		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4064	0.4058	0.0482	1.0059	7
Lower Confidence Interval	0.0000	0.3882			
Upper Confidence Interval	0.0000	0.4234			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0376A001 and left(r.parcel_no,8) <= 0376A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

376B TALLADEGA @ ROEBLING

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	C&D FACTOR	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
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NO SALES FOR 2025

THESE LOTS ARE ON SM AC SCHED@ 1A

NO CHANGES FOR 2026 TAX YEAR

378B THOMPSON RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0378B017				WARNER FRANK JR	11/26/2025	265,000	0.36	0.4014
R	1	FM	000959	STILLS MARY ELIZABETH AND BUCK	3011 264	106,363		
0378B072				SCHEMEL ROBIN R	09/18/2025	376,000	1.03	0.3700
R	1	FM	000959	KING MICHAEL THOMAS	2996 334	139,113		
0378B096				BRAZZELL DOLORES S	06/13/2025	376,000	0.57	0.3823
R	1	FM	000959	MOORE CARMEN	2978 575	143,748		
0378B109				HAZARD TERRY ASHLEY	10/07/2025	415,000	1.75	0.4298
R	1	FM	000959	SCHROEDER NICOLE AND HUERTA	2999 876	178,366		
0378B111				OGLESBEE JEAN A	12/22/2025	334,000	0.74	0.3902
R	1	FM	000959	BACA PROPERTIES LLC	3015 112	130,342		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3902	0.3952	0.0404	0.9987	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0378B001 and left(r.parcel_no,8) <= 0378B999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 326A SOUTHBROOK

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0326A001				WEXEL DIANE	08/22/2025	300,000	0.53	0.3850
R	1	FM	000627	HALL SHERRY H	2991 251	115,510		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3850	0.3850	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0326A and left(r.parcel_no,5) <= 0326A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

UNCLIPPED FINAL RATIO- 327A COVERED BRIDGE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0327A008				PRICE DAVID J AND MELANIE S	07/09/2025	565,000	0.76	0.3723
R	1	FM	000630	FARIS JEREMY AND JANELL	2983 137	210,330		
0327A020				FAGNAN TIMOTHY J AND STEPHANIE	07/07/2025	580,000	0.52	0.3291
R	1	FM	000630	ZIPPERER CHAD WILLIAM AND	2983 219	190,900		
0327A038				GHI NEW HOMES LLC	03/13/2025	735,000	0.52	0.6122
R	1	FM	000630	THORNTON VERNON DAVE JR AND	2961 689	449,980		
0327A075				MOZEKO RICHARD AND SHANNA	06/11/2025	585,000	0.51	0.3893
R	1	FM	000630	BASORE RACENE DARLENE AND	2977 801	227,765		
0327A103				REYES EDWIN	08/08/2025	565,000	0.34	0.4295
R	1	FM	000630	SWAFFORD JAMES AND JESSICA	2989 339	242,665		
0327A112				BAKER JEREMY AND LACEY	08/21/2025	560,000	0.34	0.3646
R	1	FM	000630	ROBBINS NICHOLAS E AND KARLA G	2991 79	204,148		
0327A115				GOBLE LINDSAY AND GREGORY	07/09/2025	587,000	0.72	0.3650
R	1	FM	000630	BRITTAIN MICHELLE L AND FISH	2983 344	214,267		
0327A118				TURNER KASEY AND KAYLI	02/18/2025	494,900	1.00	0.3779
R	1	FM	000630	CARSON TYLER AND CHASSITY LYN	2957 942	187,040		
0327A132				BGN INVESTMENTS LLC	02/07/2025	112,000	0.40	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2956 189	44,800		
0327A133				BGN INVESTMENTS LLC	02/07/2025	112,000	0.59	0.4000
R	3	QQ	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2956 32	44,800		
0327A143				BGN INVESTMENTS LLC	07/18/2025	117,000	0.36	0.3829
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2985 750	44,800		
0327A144				BGN INVESTMENTS LLC	07/18/2025	117,000	0.35	0.3829
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2985 759	44,800		
0327A145				BGN INVESTMENTS LLC	07/18/2025	117,000	0.34	0.3829
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2985 872	44,800		
0327A146				BGN INVESTMENTS LLC	07/18/2025	117,000	0.34	0.3829
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2985 944	44,800		
0327A147				BGN INVESTMENTS LLC	07/18/2025	117,000	0.34	0.3829
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2985 953	44,800		
0327A148				BGN INVESTMENTS LLC	07/21/2025	117,000	0.34	0.3829
R	3	QQ	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2986 385	44,800		
0327A149				BGN INVESTMENTS LLC	07/21/2025	117,000	0.34	0.3829
R	3	QQ	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2986 385	44,800		
0327A150				BGN INVESTMENTS LLC	07/21/2025	117,000	0.34	0.3829
R	3	QQ	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2986 385	44,800		
0327A151				BGN INVESTMENTS LLC	07/21/2025	117,000	0.35	0.3829
R	3	QQ	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2986 385	44,800		
0327A152				BGN INVESTMENTS LLC	07/21/2025	117,000	0.39	0.3829
R	3	QQ	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2986 385	44,800		
0327A167				FAIRCLOTH HOMES OF SAVANNAH INC	05/01/2025	490,000	0.38	0.3954
R	1	FM	000630	PARKER MARQUISE	2971 385	193,754		
0327A168				FAIRCLOTH HOMES OF SAVANNAH INC	02/07/2025	499,900	0.34	0.4368
R	1	FM	000630	SHEDRICK ROBERT LEE JR	2955 317	218,333		

0327A170				FAIRCLOTH HOMES OF SAVANNAH INC	01/10/2025	495,000	0.34	0.4360
R	1	FM	000630	MCCARDEL JACOB AND JENKINS	2951 693	215,807		
0327A172				FAIRCLOTH HOMES OF SAVANNAH INC	01/31/2025	510,000	0.34	0.4248
R	1	FM	000630	MAXWELL ANTWAN KARELL SR	2954 356	216,670		
0327A173				FAIRCLOTH HOMES OF SAVANNAH INC	03/21/2025	489,900	0.34	0.4399
R	1	FM	000630	RITZERT BENJAMIN PHILLIP AND	2963 121	215,499		
0327A175				FAIRCLOTH HOMES OF SAVANNAH INC	06/27/2025	568,700	0.35	0.3967
R	1	FM	000630	JOHNSON ERIC B SR	2981 46	225,602		
0327A176				FAIRCLOTH HOMES OF SAVANNAH INC	05/02/2025	520,000	0.43	0.4348
R	1	FM	000630	CAMARA MARIAME	2971 87	226,094		
0327A178				FAIRCLOTH HOMES OF SAVANNAH INC	05/09/2025	588,900	0.47	0.3903
R	1	FM	000630	BERGEVIN GLENN M AND MELISSA R	2972 639	229,852		
0327A179				FAIRCLOTH HOMES OF SAVANNAH INC	06/13/2025	489,900	0.36	0.4074
R	1	FM	000630	STOHLMAL JAIMIE	2978 823	199,606		
0327A180				FAIRCLOTH HOMES OF SAVANNAH INC	04/11/2025	579,900	0.35	0.3987
R	1	FM	000630	SMITH JEFFREY LUKE AND	2966 882	231,207		
0327A183				BGN INVESTMENTS LLC	01/24/2025	112,000	0.34	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2954 642	44,800		
0327A184				FAIRCLOTH HOMES OF SAVANNAH INC	09/19/2025	530,000	0.34	0.7735
R	1	FM	000630	ROBERTSON ZYAIR	2996 573	409,980		
0327A184				BGN INVESTMENTS LLC	01/24/2025	112,000	0.34	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2954 576	44,800		
0327A185				BGN INVESTMENTS LLC	01/24/2025	112,000	0.42	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2954 602	44,800		
0327A186				BGN INVESTMENTS LLC	01/24/2025	112,000	0.39	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2954 617	44,800		
0327A187				FAIRCLOTH HOMES OF SAVANNAH INC	09/12/2025	592,000	0.49	0.3727
R	1	FM	000630	HAYNES MIA	2995 369	220,612		
0327A187				BGN INVESTMENTS LLC	01/24/2025	112,000	0.49	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2954 559	44,800		
0327A188				BGN INVESTMENTS LLC	01/24/2025	112,000	0.38	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2954 520	44,800		
0327A189				BGN INVESTMENTS LLC	01/24/2025	112,000	0.34	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2954 520	44,800		
0327A194				BGN INVESTMENTS LLC	02/14/2025	112,000	0.49	0.4000
R	3	QQ	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2958 103	44,800		
0327A195				BGN INVESTMENTS LLC	02/14/2025	112,000	0.46	0.4000
R	3	QQ	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2958 103	44,800		
0327A196				BGN INVESTMENTS LLC	02/14/2025	112,000	0.40	0.4000
R	3	QQ	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2958 103	44,800		
0327A197				BGN INVESTMENTS LLC	02/14/2025	112,000	0.34	0.4000
R	3	QQ	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2958 103	44,800		
0327A198				BGN INVESTMENTS LLC	02/07/2025	112,000	0.34	0.4000
R	3	QQ	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2956 32	44,800		
0327A206				BGN INVESTMENTS LLC	01/24/2025	112,000	0.34	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2954 390	44,800		
0327A207				BGN INVESTMENTS LLC	01/24/2025	112,000	0.34	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2954 420	44,800		

0327A208				BGN INVESTMENTS LLC	01/24/2025	112,000	0.41	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2954 390	44,800		
0327A209				BGN INVESTMENTS LLC	02/14/2025	112,000	0.39	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2958 500	44,800		
0327A210				BGN INVESTMENTS LLC	02/07/2025	112,000	0.38	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2956 93	44,800		
0327A224				FAIRCLOTH HOMES OF SAVANNAH INC	11/25/2025	593,000	0.38	0.3863
R	1	FM	000630	WHITE ISAIAH AND VERONICA	3011 356	229,051		
0327A224				BGN INVESTMENTS LLC	02/07/2025	112,000	0.38	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2956 55	44,800		
0327A226				BGN INVESTMENTS LLC	02/07/2025	112,000	0.38	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2956 80	44,800		
0327A227				BGN INVESTMENTS LLC	02/14/2025	112,000	0.38	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2958 358	44,800		
0327A228				BGN INVESTMENTS LLC	02/07/2025	112,000	0.38	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2956 41	44,800		
0327A229				FAIRCLOTH HOMES OF SAVANNAH INC	11/24/2025	525,000	0.40	0.0853
R	1	FM	000630	VANDONGEN DANIEL CHARLES AND	3011 297	44,800		
0327A229				BGN INVESTMENTS LLC	02/14/2025	112,000	0.40	0.4000
R	3	LM	000630	FAIRCLOTH HOMES OF SAVANNAH INC	2958 454	44,800		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4000	0.4079	0.0689	0.9826	56
Lower Confidence Interval	0.3954	0.3884			
Upper Confidence Interval	0.4000	0.4274			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0327a001 and left(r.parcel_no,8) <= 0327a999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

PARCELS 327A-38 & 327A-184 - APPRAISERS COULD NOT ACCESS TO MEASURE PARCELS

FINAL RATIO- 351A EMERALD PLANTATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0351A007				DOSS KEVIN	05/12/2025	475,000	0.77	0.4185
R	1	FM	000782	HEINDEL CHARLES AND OLIVIA	2972 741	198,802		
0351A020A00				STRAUB ANGELICA AND GIBSON	06/20/2025	575,000	0.84	0.3961
R	1	FM	000783	PATEL MIJR S AND JAYMIN S	2980 800	227,771		
0351A022A00				FARR BRIAN AND PARKER KATHERINE	08/08/2025	455,900	0.58	0.4025
R	1	FM	000783	ANCTIL JEAN FRANCOIS JOSEPH AND	2988 937	183,518		
0351A026				DOBY LEWIS CHRISTY E AND LEWIS	05/30/2025	605,000	0.60	0.4182
R	1	FM	000782	JOHNSTON TANIA FLOYD	2976 36	253,013		
0351A045				KRAUEL TRAVIS JAMES AND EMILY	05/13/2025	555,000	0.51	0.3482
R	1	FM	000782	FERNANDEZ JARED AND PATRICIA	2973 190	193,234		
0351A058				RICHARDSON JERRY CLAYTON AND	10/28/2025	482,000	0.52	0.3956
R	1	FM	000782	FAIRBANKS MARGUERITE	3004 239	190,697		
0351A059				GONZALES PAUL AND MARLA M	09/08/2025	555,000	0.54	0.3967
R	1	FM	000782	CARSON AARON AND EMILY	2994 623	220,155		
0351A060				HOFMANN BETHANY R	04/24/2025	550,000	0.78	0.4010
R	1	FM	000782	EURE ASHLEY	2969 212	220,544		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3989	0.3968	0.0325	1.0008	8
Lower Confidence Interval	0.0000	0.3816			
Upper Confidence Interval	0.0000	0.4120			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0351A and left(r.parcel_no,5) <= 0351A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 375G BUCKINGHAM

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0375G022				BRAGG MALLIE ELIZABETH AND	09/22/2025	449,900	0.27	0.3817
R	1	FM	000933	MATHIS RICKY LEE AND MARY K	2997 112	171,720		
0375G043				STRAMPEL JEANNINE	11/12/2025	385,000	0.27	0.4563
R	1	FM	000933	ARCHER DEREK	3007 1	175,672		
0375G072				RICE CHRISTOPHER AND MICHELLE	03/07/2025	450,000	0.28	0.3635
R	1	FM	000934	CHOI KYUNG SIK	2961 1	163,585		
0375G080				MERCER DEREK R	04/11/2025	387,000	0.28	0.4505
R	1	FM	000934	VALENZUELA IVETTE LEON AND	2967 51	174,342		
0375G081				KANG MALGORZATA	05/14/2025	487,000	0.49	0.3944
R	1	FM	000934	WEST KANDACE G AND BRANDON C	2973 446	192,094		
0375G088				SEFKO MICHAEL A	05/21/2025	425,000	0.25	0.4001
R	1	FM	000934	LACAVA STEVEN AND JEAN	2974 359	170,036		
0375G120				ZAMORA OCHOA VICTOR H	02/13/2025	495,000	0.65	0.4240
R	1	FM	000934	BOWMAN WILLIAM P AND GAIL Y	2956 925	209,886		
0375G122				MARTINEZ ARQUI AND VICTORIA	02/20/2025	485,000	0.28	0.4203
R	1	FM	000934	LIM YUNJU AND LEE MINSEOK	2957 378	203,832		
0375G139				SMITH JONATHAN AND COURTNEY	05/21/2025	490,000	0.32	0.4026
R	1	FM	000934	LAW KYLE AND SARAH	2974 533	197,250		
0375G150				MOORE DAPHNE LASHAWN AND	04/16/2025	435,000	0.27	0.3944
R	1	FM	000934	WELLS KEITH AND OBODOAKO	2968 692	171,543		
0375G217				JARMAN AARON AND ABBEY	07/22/2025	452,500	0.37	0.3922
R	1	FM	000934	KESSLER KURT AND ESTELA KESSLER	2985 653	177,453		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4001	0.4062	0.0517	1.0027	11
Lower Confidence Interval	0.3817	0.3890			
Upper Confidence Interval	0.4505	0.4234			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0375g and left(r.parcel_no,5) <= 0375g

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 352A ROYAL OAKS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0352A073				WERT KRISTEN	07/31/2025	555,000	0.62	0.3981
R	1	FM	000785	GARDNER DENNIS L AND SHANNA S	2988 129	220,967		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3981	0.3981	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0352A and left(r.parcel_no,5) <= 0352A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

NOT CLIPPED FINAL RATIO 352F WINDFIELD

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0352F019				KLINE ALISHA	05/27/2025	337,700	0.16	0.3872
R	1	FM	000797	MURRAY CHARLES KENNETH JR	2976 658	130,756		
0352F027				BOUTWELL TYLER AND SHAWNA	02/22/2025	350,000	0.16	0.3962
R	1	FM	000797	COTTER JEFFREY ALAN	2959 1	138,654		
0352F067				DOCALAVICH KIMBERLY K	09/04/2025	320,500	0.17	0.4074
R	1	FM	000797	VEDHACHALEM VIJAYAKANTH	2993 642	130,565		
0352F075				METRO LAND ASSOCIATES LLC	10/27/2025	337,700	0.16	0.3847
R	1	FM	000797	FARFAN LIZET CEJA	3003 742	129,926		
0352F082				METRO LAND ASSOCIATES LLC	10/24/2025	345,900	0.16	0.3496
R	1	FM	000797	AYALA SANTANA JADIEL OMAR AND	3003 646	120,925		
0352F083				PERRY ZACHARY T AND PELFREY	06/12/2025	290,000	0.16	0.4366
R	1	FM	000797	WIERSMA SUZANNE AND SCOTT	2978 595	126,627		
0352F084				AUSTIN JOSHUA REX	08/06/2025	320,000	0.16	0.3908
R	1	FM	000797	SPEAKS KIMBERLEY BETH	2988 706	125,049		
0352F084				REID JIMMY M	05/13/2025	200,000	0.16	0.6252
R	1	FM	000797	AUSTIN JOSHUA REX	2973 368	125,049		
0352F089				METRO LAND ASSOCIATES LLC	11/26/2025	317,900	0.18	0.4302
R	1	FM	000797	MINGLEDORFF REBA LAUREN AND	3010 934	136,757		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3962	0.4129	0.1086	1.0247	9
Lower Confidence Interval	0.0000	0.3574			
Upper Confidence Interval	0.0000	0.4684			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0352f001 and left(r.parcel_no,8) <= 0352f999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 352J PALM RIDGE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0352J025				D R HORTON INC	12/15/2025	331,000	0.31	0.3962
R	1	FM	000802	LUNA EMIALIA BROOKE	3014 105	131,149		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3962	0.3962	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0352J and left(r.parcel_no,5) <= 0352J and r.totalacres >= 0.01 and r.totalacres <= 29.99

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO WITH QQ SALES 352H LAUREL GROVE									
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PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0352H050				D R HORTON INC	01/31/2025	350,000	0.15	0.4251
R	1	FM	000800	BROWN TINA HUTCHINSON	2954 380	148,788		
0352H051				D R HORTON INC	04/18/2025	390,000	0.15	0.4373
R	1	FM	000800	DE SOUZA FILHO PAULO CEZAR	2968 235	170,545		
0352H052				D R HORTON INC	06/24/2025	429,900	0.15	0.3987
R	1	FM	000800	PRICE RASHAD JAMAAL	2980 582	171,410		
0352H053				D R HORTON INC	03/25/2025	418,000	0.15	0.3992
R	1	FM	000800	JONES SHUNKISA JAKKIA	2963 710	166,886		
0352H054				D R HORTON INC	06/16/2025	411,000	0.15	0.4109
R	1	FM	000800	YOUNG MARCUS F III	2979 90	168,882		
0352H056				D R HORTON INC	01/17/2025	355,000	0.21	0.4223
R	1	FM	000800	BRICENO ERNISON S SILVA AND	2952 791	149,908		
0352H127				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H128				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H129				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H130				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H131				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H132				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H133				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H135				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H136				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H137				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H138				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H139				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H140				D R HORTON INC	12/11/2025	438,000	0.25	0.3803
R	1	FM	000800	HUGGINS JUSTIN ROSS	3014 3	166,553		
0352H140				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.25	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H141				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.25	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H142				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		

0352H143				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H144				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H145				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H146				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H147				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H148				D R HORTON INC	12/02/2025	432,500	0.15	0.3859
R	1	FM	000800	KRESCANKO KEVIN ALLEN AND	3012 379	166,886		
0352H148				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H149				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H150				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H151				D R HORTON INC	12/29/2025	408,500	0.15	0.4001
R	1	FM	000800	HERNANDEZ GUZMAN ROD HUBERT	3017 608	163,426		
0352H151				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H152				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H153				D R HORTON INC	11/26/2025	420,000	0.15	0.3973
R	1	FM	000800	LIU KANGHUI AND KANGBIN	3009 764	166,886		
0352H153				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H154				D R HORTON INC	11/20/2025	412,500	0.15	0.4125
R	1	FM	000800	GLASCO KELSIE MARGARET	3009 890	170,146		
0352H154				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H155				KILDARE LAND COMPANY LLC AND G	05/27/2025	50,161	0.15	0.6667
R	3	QQ	000800	LAUREL GROVE DEVELOPMENT LLC	2975 422	33,440		
0352H155				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H156				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H157				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H158				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H159				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H160				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.24	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H161				D R HORTON INC	10/21/2025	400,000	0.36	0.9966
R	1	FM	000800	REDDICK CATHERINE	3002 746	398,620		

352H-161- SOUND-VALUED UNTIL OWNERS ALLOW THE HOUSE TO BE MEASURED

0352H161				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.36	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H162				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H163				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H165				D R HORTON INC	11/26/2025	361,000	0.15	0.4149
R	1	FM	000800	TERRY JESSICA	3011 970	149,795		
0352H165				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H166				D R HORTON INC	12/15/2025	415,500	0.15	0.3454
R	1	FM	000800	WEST DEMETRIUS	3014 184	143,518		
0352H166				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H167				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.15	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H168				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.23	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H169				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.16	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H170				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.16	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H171				KILDARE LAND COMPANY LLC AND G	05/27/2025	50,161	0.16	0.6667
R	3	QQ	000800	LAUREL GROVE DEVELOPMENT LLC	2975 422	33,440		
0352H171				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.16	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H173				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.30	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H175				KILDARE LAND COMPANY LLC AND G	05/27/2025	50,161	0.37	0.6667
R	3	QQ	000800	LAUREL GROVE DEVELOPMENT LLC	2975 422	33,440		
0352H175				LAUREL GROVE DEVELOPMENT LLC	05/27/2025	83,600	0.37	0.4000
R	3	QQ	000800	D R HORTON INC	2975 425	33,440		
0352H179				D R HORTON INC	05/16/2025	425,000	0.16	0.3894
R	1	FM	000800	COLLINGSWORTH RYAN JEFFERY	2973 780	165,489		
0352H180				D R HORTON INC	04/25/2025	435,000	0.16	0.3931
R	1	FM	000800	NELSON KARL FREDERICK JR AND	2970 247	171,011		
0352H181				D R HORTON INC	04/17/2025	390,000	0.16	0.4330
R	1	FM	000800	CONLEY ROBERT CHASE	2986 132	168,882		
0352H182				D R HORTON INC	05/02/2025	355,000	0.16	0.4189
R	1	FM	000800	LOPEZ GONZALEZ FRANCYS DEL	2971 45	148,720		
0352H184				D R HORTON INC	01/29/2025	424,000	0.20	0.3911
R	1	FM	000800	OROZCO JESUS ALEXIS C AND	2953 707	165,822		
0352H185				D R HORTON INC	04/11/2025	355,000	0.22	0.4213
R	1	FM	000800	MAY DEVIN LEE	2967 514	149,569		
0352H186				D R HORTON INC	04/30/2025	390,000	0.15	0.4322
R	1	FM	000800	MARTIN DANGLE L AND SHANNA	2971 24	168,549		
0352H187				D R HORTON INC	07/17/2025	387,000	0.15	0.4355
R	1	FM	000800	SEOYON AMERICA CORPORATION INC	2985 268	168,549		

0352H188				D R HORTON INC	05/20/2025	360,000	0.15	0.4170
R	1	FM	000800	CHOMSKIS WILLIAM LEE AND ABBIE	2974 332	150,134		
0352H189				D R HORTON INC	06/27/2025	440,000	0.15	0.3896
R	1	FM	000800	BORDEN STEVEN THOMAS JR	2981 959	171,410		
0352H190				D R HORTON INC	08/14/2025	400,000	0.15	0.4259
R	1	FM	000800	JURASIN STEVE PATRICK	2990 222	170,346		
0352H191				D R HORTON INC	09/22/2025	430,000	0.15	0.3873
R	1	FM	000800	MUELLER CHRISTOPHER ALAN AND	2997 599	166,553		
0352H192				D R HORTON INC	09/23/2025	390,000	0.15	0.4322
R	1	FM	000800	EDWARDS MARIO ANTHONY SR AND	2997 669	168,549		
0352H193				D R HORTON INC	12/15/2025	430,000	0.15	0.3996
R	1	FM	000800	CROUT KYLE AND COURTNEY	3014 152	171,809		
0352H194				D R HORTON INC	07/25/2025	430,000	0.15	0.3849
R	1	FM	000800	IRIZARRY JONATHAN THOMAS	2986 941	165,489		
0352H195				D R HORTON INC	09/15/2025	388,000	0.15	0.4344
R	1	FM	000800	KING CATHERINE A AND VON KUHN	2995 469	168,549		
0352H197				D R HORTON INC	07/15/2025	357,000	0.22	0.4166
R	1	FM	000800	LEE CHRISTIAN RAY	2984 396	148,720		
0352H198				D R HORTON INC	03/07/2025	389,000	0.21	0.3816
R	1	FM	000800	JENKINS DEIDRE M AND MIKE	2960 953	148,438		
0352H199				D R HORTON INC	07/28/2025	431,000	0.21	0.3864
R	1	FM	000800	BRAGG KAITLYN RHAЕ AND BENJAMIN	2987 142	166,553		
0352H200				D R HORTON INC	11/21/2025	450,000	0.21	0.3809
R	1	FM	000800	SAMPLE CYNTHIA DIANNA	3010 698	171,410		
0352H201				D R HORTON INC	04/29/2025	390,000	0.21	0.3806
R	1	FM	000800	MORANTE TAFUR REINALDO J	2970 826	148,438		
0352H202				D R HORTON INC	07/24/2025	430,000	0.21	0.3849
R	1	FM	000800	LEE TIPHANI BRENDA AND GRAY ALAN	2986 722	165,489		
0352H203				D R HORTON INC	05/20/2025	377,000	0.21	0.3918
R	1	FM	000800	DURAN MILMARY FEBO AND VAZQUEZ	2974 135	147,703		
0352H204				D R HORTON INC	06/30/2025	435,000	0.21	0.3956
R	1	FM	000800	SONG JUSTIN AND JUYEON	2982 320	172,075		
0352H205				D R HORTON INC	05/30/2025	427,000	0.21	0.3883
R	1	FM	000800	SHARMA KUMARGUARAV BRIJMOHAN	2976 130	165,822		
0352H206				D R HORTON INC	04/14/2025	360,000	0.21	0.4155
R	1	FM	000800	COLLINS BRETT PARKER AND EMILY C	2967 626	149,569		
0352H207				D R HORTON INC	01/10/2025	390,000	0.21	0.3806
R	1	FM	000800	COLEMAN CLARK WHITNEY LYNN	2951 470	148,438		
0352H208				D R HORTON INC	11/24/2025	431,000	0.21	0.3959
R	1	FM	000800	BRAGG RYAN CODY AND MEGAN	3010 721	170,612		
0352H210				D R HORTON INC	06/18/2025	425,000	0.21	0.3927
R	1	FM	000800	JOHNSON AMOS III	2979 752	166,886		
0352H211				D R HORTON INC	03/05/2025	376,000	0.21	0.3912
R	1	FM	000800	GILARDI JONNIE LYNNE AND RICHARD	2961 637	147,091		
0352H212				D R HORTON INC	04/24/2025	436,000	0.33	0.3933
R	1	FM	000800	FANOR MILIEN WILDA AND MILIEN	2970 169	171,476		
0352H214				D R HORTON INC	08/15/2025	445,000	0.40	0.3898
R	1	FM	000800	WOODS FERLANDUS LYNTREY	2990 537	173,472		

0352H215				D R HORTON INC	04/25/2025	390,000	0.28	0.4330
R	1	FM	000800	OTTO SIMONE SALLENE AND DIOR	2970 228	168,882		
0352H216				D R HORTON INC	01/17/2025	421,000	0.22	0.3964
R	1	FM	000800	BUFELI GUILHERME CISCONI	2952 471	166,886		
0352H217				D R HORTON INC	01/24/2025	355,000	0.23	0.4213
R	1	FM	000800	KISSINGER JEFFERY ROBERT	2953 131	149,569		
0352H220				D R HORTON INC	05/16/2025	390,000	0.31	0.4330
R	1	FM	000800	JAMES FRANKLIN DELANO JR AND	2973 756	168,882		
0352H222				D R HORTON INC	06/25/2025	430,000	0.31	0.4009
R	1	FM	000800	PARK YOUNG Q	2981 554	172,408		
0352H223				D R HORTON INC	02/18/2025	386,000	0.23	0.3853
R	1	FM	000800	GANCEDO NIGUEL ANGEL JR	2957 159	148,720		
0352H224				D R HORTON INC	05/28/2025	383,000	0.19	0.4418
R	1	FM	000800	SARMIENTO JOSHUA GIOVANNI AND	2975 467	169,214		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4000	0.4134	0.0563	1.0056	101
Lower Confidence Interval	0.4000	0.3984			
Upper Confidence Interval	0.4000	0.4284			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0352H and left(r.parcel_no,5) <= 0352H

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

352G GREENBRIDGE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	C&D FACTOR	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO
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\$0 0 #DIV/0!

NO SALES

LAND VALUE IS AT \$52,000 PER ACRE
352G-1 (6.22 ACRES) IS ON AT SMALL ACRE 1C

FINAL RATIO- 376D SOUTH BEND

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0376D015				CHAUVENNE CHRISTOPHER J AND	08/26/2025	295,000	0.17	0.3904
R	1	FM	000943	WILLIAMS BRANDON EDWARD	2991 893	115,171		
0376D069				HILLS CLAYTON	03/14/2025	305,000	0.41	0.4022
R	1	FM	000943	NATIONAL RESIDENTIAL NOMINEE	2962 538	122,670		
0376D069				NATIONAL RESIDENTIAL NOMINEE	03/14/2025	305,000	0.41	0.4022
R	1	FM	000943	TUDOR JOSEPH ROBERT	2962 541	122,670		
0376D081				BELLAMY SCOTT M JR AND BUCKLEY	12/19/2025	268,000	0.18	0.3971
R	1	FM	000943	DASHER RICHARD JAMES AND LACEY	3014 782	106,415		
0376D100				STREETS JUSTIN D AND HALLE M	04/30/2025	235,000	0.19	0.4339
R	1	FM	000943	SABOL LILLIAN R AND DRIGGERS	2970 791	101,968		
0376D103				ORAWE COLETTE M	06/18/2025	300,000	0.20	0.3920
R	1	FM	000943	HALL MITCHELL D AND MEGAN	2979 555	117,608		
0376D106				OTTNEY JEFF AND KIMBERLY	10/03/2025	300,000	0.18	0.3918
R	1	FM	000943	HOTZ LARA	2999 483	117,548		
0376D107				WH1 LLC	02/28/2025	269,900	0.18	0.4040
R	1	FM	000943	KING JOSHUA L	2959 874	109,036		
0376D112				METRO LAND ASSOCIATES LLC	12/12/2025	289,900	0.19	0.4129
R	1	FM	000943	DEASE JACOB MAXEN	3013 599	119,713		
0376D115				BURNS BROOKE	02/13/2025	275,000	0.29	0.3966
R	1	FM	000943	PABON ZACHARY JAMES	2956 525	109,058		
0376D116				METRO LAND ASSOCIATES LLC	08/28/2025	296,000	0.19	0.4004
R	1	FM	000943	SIKES AUSTIN DERRELL AND CIARA	2992 477	118,530		
0376D119				COOLER TROY	06/02/2025	304,000	0.25	0.3897
R	1	FM	000943	GUZMAN SAUCEDO BENIGNO A	2976 451	118,472		
0376D135				SEALS BETHANY LOUISE	06/10/2025	274,900	0.24	0.3827
R	1	FM	000943	CHRISTENSEN TREVOR JAMES AND	2977 732	105,209		
0376D137				JAMES WILLIAM T AND PAMELA	04/02/2025	300,000	0.20	0.3798
R	1	FM	000943	MITZA TYLER AND BRIGETTE	2965 373	113,945		
0376D156				METRO LAND ASSOCIATES LLC	10/30/2025	290,000	0.19	0.4095
R	1	FM	000943	JENKINS BRANDY AND RICHARD	3004 540	118,767		
0376D164				HASKIN JACOB	12/08/2025	289,900	0.28	0.3893
R	1	FM	000943	MCNAMARA GLENN	3012 958	112,852		
0376D197				SULHAM LEE AND RACHEL	10/23/2025	289,900	0.19	0.3838
R	1	FM	000943	PARKS SARALYN	3003 33	111,257		
0376D200				CAPERS NATHANIEL AND SUSIE ROSE	04/01/2025	285,000	0.18	0.4047
R	1	FM	000943	MCNEESE KALAN A AND KESNER	2964 666	115,350		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3969	0.3975	0.0239	1.0010	18
Lower Confidence Interval	0.3897	0.3915			
Upper Confidence Interval	0.4040	0.4035			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0376d and left(r.parcel_no,5) <= 0376d

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 375A HUNTINGTON STATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0375A033				TESTON CLAUDE CHAD A IV	05/12/2025	282,000	0.59	0.4051
R	1	FM	000926	ESCOBEDO JAIME MARIA REBECA	2972 774	114,248		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4051	0.4051	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0375A and left(r.parcel_no,5) <= 0375A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 375D MATTHEWS PLACE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0375D017				FAIRBANKS MARGUERITE	12/18/2025	520,000	0.51	0.3687
R	1	FM	000930	HOYT NICHOLAS LEIGH	3014 277	191,744		
0375D024				STAFFORD HARRIS PATRICK AND	01/09/2025	510,000	0.51	0.3894
R	1	FM	000930	TORRICELLI AMANDA RENEE AND	2951 288	198,586		
0375D054				BAKER DONALD AND KATHLEEN	07/09/2025	405,000	0.54	0.4297
R	1	FM	000930	KLEMM CRAIG AND CORYNN	2983 471	174,040		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3894	0.3933	0.0522	1.0066	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0375D and left(r.parcel_no,5) <= 0375D

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 375F SOUTH EFFINGHAM PLANTATION

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0375F016				ROBERTS MICHAEL BRUCK	06/24/2025	415,000	0.36	0.3771
R	1	FM	000932	HUNT JASON EVERETT AND	2979 875	156,479		
0375F039				DYE ROBERT PAUL AND DAVIDSON	08/20/2025	456,000	0.36	0.3923
R	1	FM	000932	TODD CHRISTOPHER STEPHEN AND	2991 117	178,886		
0375F048				LYERLY KEVIN	03/28/2025	67,500	0.29	0.4444
R	3	LM	000932	GA PRECISION BUILDERS LLC	2964 192	30,000		
0375F055				TROWELL AMY R	05/02/2025	415,000	0.31	0.4236
R	1	FM	000932	HALL BETHANY PLATT AND PARKER	2971 416	175,800		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4080	0.3998	0.0604	1.0240	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0375F001 and left(r.parcel_no,8) <= 0375F999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 375P PATRIOTS POINT

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0375P016				LAI SZUNING AND WHEELER SHANE K	05/23/2025	280,000	0.13	0.3810
R	1	FM	1833	BRYANT CLAYTON HUNTER AND CLAY	2975 327	106,682		
0375P023				LAFLEUR KENNETH	11/14/2025	315,000	0.12	0.3854
R	1	FM	1833	LEE JOO SEONG	3007 606	121,410		
0375P024				BURGESS PATSY J AND ROBERT	05/23/2025	290,000	0.12	0.3990
R	1	FM	1833	HUGHES SHERI NICOLE AND	2975 44	115,718		
0375P025				VERDEJO PEDRO	03/05/2025	319,900	0.15	0.4024
R	1	FM	1833	PARKER ANTHONY	2960 628	128,724		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3922	0.3922	0.0223	0.9995	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0375P and left(r.parcel_no,5) <= 0375P

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 374C LAUREL MILL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0374C002				REED NASTASSJA	03/14/2025	378,000	0.43	0.3732
R	1	FM	000916	ORELLANA JAVIER A	2962 412	141,075		
0374C023				HARVEY LAWRENCE P	06/11/2025	360,000	0.31	0.3742
R	1	FM	000916	LOWE TRAVELL	2979 1	134,696		
0374C027				SCOBEE JASON AND MICHELLE	05/30/2025	365,000	0.28	0.3907
R	1	FM	000916	WILLIS CHRISTIAN AND HAYES DIANNA	2976 71	142,609		
0374C031				AULTMAN BARY A	07/25/2025	350,000	0.28	0.4124
R	1	FM	000916	MIKHNIUK VITALI AND MARIJA	2986 682	144,338		
0374C042				HELMAN CORY A AND JESSICA Y	02/20/2025	319,900	0.37	0.4029
R	1	FM	000916	ELLIS SAM AND ABE MICHIO	2957 890	128,872		
0374C066				DIEHL KEITH F AND HANNAH	10/15/2025	300,000	0.28	0.4164
R	1	FM	000916	LAUREL HILL HOLDINGS LLC	3001 688	124,934		
0374C067				NOFKE RONALD M AND PAMELA A	07/31/2025	407,000	0.36	0.3819
R	1	FM	000916	HARDEMAN PHILLIP TRAVIS	2988 554	155,419		
0374C068				ROCCA CARLOS	11/20/2025	309,900	0.47	0.4312
R	1	FM	000916	ARAGON KATARI AND PRADO MARIELA	3008 744	133,629		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3968	0.3963	0.0450	1.0040	8
Lower Confidence Interval	0.0000	0.3815			
Upper Confidence Interval	0.0000	0.4111			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0374C and left(r.parcel_no,5) <= 0374C

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO 374A MYRTLEWOOD

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0374A015				FARIS JEREMY B AND JANELL	07/15/2025	440,000	0.54	0.3959
R	1	FM	000914	MARSHALL JOHN MATTHEW	2984 222	174,184		
0374A027				DUNIGAN MAX AND AMANDA ZOCH	06/26/2025	575,000	0.75	0.3958
R	1	FM	000914	BARNES MAUREEN ELLEN	2980 883	227,595		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3959	0.3958	0.0001	1.0003	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0374A001 and left(r.parcel_no,8) <= 0374A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

374B - OLDFIELD

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO
										\$0	0 #DIV/0!

NO SALES

NO NEIGHBORHOOD FACTOR

LAND ON AT \$70,000 PER LOT

374D - OLD SOUTH

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO SALES

NO NEIGHBORHOOD FACTOR
LAND IS ON AT \$70,000 PER LOT

374E - HOMEPLACE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
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\$0 0 #DIV/0!

NO SALES
NO NEIGHBORHOOD FACTORS
LAND IS ON AT \$70,000 PER LOT

FINAL RATIO 395C BROOKFIELD

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0395C024				PARSONS FREDERICK W AND MARY K	07/01/2025	340,000	0.54	0.3902
R	1	FM	001046	CHILES ERIK AND LISA	2982 65	132,684		
0395C039				GARDNER LEONARD AND KRISTEN	06/30/2025	350,000	0.62	0.4034
R	1	FM	001046	CAMPBELL KATHRYN CECILIA ANN	2981 138	141,203		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3968	0.3969	0.0166	0.9997	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0395c001 and left(r.parcel_no,8) <= 0395c999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

372A KENDALL SHAYS RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0372A001				HATTAWAY ABBIE BRIANNE	09/17/2025	285,000	1.58	0.3910
R	1	FM	000901	WALLACE HOLLY	2996 116	111,438		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3910	0.3910	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0372A and left(r.parcel_no,5) <= 0372A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 397C SETTLERS POINT

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0397C012				PYNE CHRISTOPHER MICHAEL AND	08/14/2025	615,000	0.52	0.4123
R	1	FM	001057	ERKKILA DONALD VICTOR JR AND	2990 145	253,556		
0397C014				FALZONE KATHERINE W AND	12/18/2025	525,000	0.50	0.3879
R	1	FM	001057	POLLARD JOSEPH P JR AND TINA M	3014 350	203,659		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4001	0.4011	0.0305	0.9975	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0397c and left(r.parcel_no,5) <= 0397c

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

397B - ROSEWOOD

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
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\$0 0 #DIV/0!

NO SALES

LAND IS AT \$57,000 PER LOT

FINAL RATIO- 397D GLENNWOOD

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0397D004				RAFFERTY RICHARD AND BARBARA	01/17/2025	61,000	0.66	0.3925
R	4	LM	001058	VANBELKUM CHARLES AUSTIN	2952 449	23,940		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3925	0.3925	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0397D and left(r.parcel_no,5) <= 0397D

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

418E - HUNTERS MILL

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV .	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
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\$0 0 #DIV/0!

NO SALES

LAND IS ON AT \$57,000 PER LOT

1.20 NEIGHBORHOOD FACTOR FROM LAST YEAR LEFT ON

FINAL RATIO- 417A KENSINGTON

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0417A021				ZORBO KIMBERLY MARIE AND MARC	03/06/2025	535,000	0.53	0.3947
R	1	FM	001166	RICE CHRISTOPHER MARK AND	2960 899	211,191		
0417A022				AMSHOFF ALEXANDER R	02/21/2025	449,900	0.84	0.4348
R	1	FM	001166	HELMAN CORY ALLEN AND JESSICA Y	2957 858	195,633		
0417A042				G AND M MERCHANT PROPERTIES LLC	02/28/2025	400,000	0.56	0.3965
R	1	FM	001166	DEAN AUSTIN AND MARY	2959 118	158,601		
0417A049				CARTER JASON LEE	09/17/2025	443,000	0.57	0.4163
R	1	FM	001166	WILLIAMS RYAN CHRISTOPHER AND	2997 67	184,421		
0417A060				MILLER KRISTIE AND MICHAEL R II	10/27/2025	445,000	0.58	0.3683
R	1	FM	001166	KENNEDY SYLVIA DAWN AND	3004 51	163,904		
0417A070				WELLS KEITH D AND HESTER MONICA	03/10/2025	459,000	0.70	0.4075
R	1	FM	001166	HESTER BUSINESS SOLUTIONS LLC	2960 974	187,062		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4020	0.4029	0.0411	1.0002	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0417a and left(r.parcel_no,5) <= 0417a

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 417D EFFINGHAM WOODS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0417D005				POPPELL JOSHUA AND ELIZABETH	07/14/2025	349,900	0.00	0.4254
R	1	FM	001173	MARROQUIN KATERINA AND	2986 403	148,857		
0417D012				SHARP SUSAN N	03/21/2025	335,000	0.00	0.4002
R	1	D1	001173	GENIER MILES	2963 504	134,060		
0417D029				BLANKENSHIP COURTNEY	07/29/2025	504,000	0.00	0.3738
R	1	FM	001173	RICE DANIEL AND CISSY	2987 175	188,373		
0417D042				CAMACHO JAVIER	01/16/2025	339,000	0.00	0.4053
R	1	FM	001173	PRUETT THOMPSON EDWARD	2952 372	137,403		
0417D056				CREECH BRANDON	10/27/2025	361,000	0.00	0.3728
R	1	FM	001173	COVIELLO JUSTIN AND MONGO	3004 172	134,597		
0417D076				HEAD CELITA R	11/25/2025	297,000	0.57	0.4215
R	1	FM	001173	STUMPH MELISSA ANN AND GREEN	3010 825	125,191		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4028	0.3973	0.0436	1.0063	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0417D and left(r.parcel_no,5) <= 0417D

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less for non-Residential properties.

FINAL RATIO- 417E EFFINGHAM FOREST

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0417E028				POWELL HERBERT L AND KATHY L	11/17/2025	349,000	0.00	0.3930
R	1	FM	001176	BROYLES JENNIFER	3007 771	137,154		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3930	0.3930	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0417E and left(r.parcel_no,5) <= 0417E

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

435B SADDLEBROOK FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0435B024				CLEEK WILLIAM S AND KIMBERLY J	03/01/2024	365,000	0.00	0.3881
R	1	FM	001270	HARKLEROAD AUSTIN	2897 877	141,656		
0435B031				POWERS TERRI P	06/03/2025	235,000	0.00	0.5675
R	1	G1	001270	BEST GEORGIA HOMES LLC	2980 161	133,355		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4778	0.4584	0.1877	1.0423	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2024-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0435b and left(r.parcel_no,5) <= 0435b

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

435C FINAL RATIO

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0435C036				COX KELLEN	07/31/2025	544,900	0.00	0.3844
R	1	FM	001272	PILGRIM HARRY D III AND JENNIFER	2988 21	209,437		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3844	0.3844	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0435C and left(r.parcel_no,5) <= 0435C

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

435F MOSS GROVE FINAL RATIO

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0435F001				HOUGHTON MATTHEW DAVID	09/30/2025	530,000	0.92	0.3739
R	1	FM	001279	ALLISON STACEY AND KYLE	2999 248	198,187		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3739	0.3739	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0435F and left(r.parcel_no,5) <= 0435F

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 418F CARIBBEAN VILLAGE
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PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0418F017				AMH 2015-1 BORROWER LP FKA LLC	10/09/2025	280,000	0.63	0.4091
R	1	FM	001189	OTERO GEORGE	3001 314	114,543		
0418F035				BOYD DANA P	09/05/2025	300,000	0.28	0.3930
R	1	FM	001189	LANIER RONALD AND LAMPINEZ	2993 887	117,911		
0418F072				WAYFAIR HOME SOLUTIONS LLC	02/28/2025	294,000	0.17	0.4168
R	1	FM	001189	NIZWANTOWSKI ANDREW	2959 434	122,546		
0418F088				GARCIA SHARON M	12/01/2025	295,000	0.19	0.4226
R	1	FM	001189	IKERD MATTHEW DAVID AND	3010 886	124,680		
0418F106				MURRAY KRYSTENA EILEEN	05/27/2025	340,000	0.19	0.3820
R	1	FM	001189	MILLS NICHOLAS JAMES AND AMY S	2975 215	129,890		
0418F118				SMITH KENNETH JR	02/11/2025	290,000	0.17	0.4054
R	1	FM	001189	FILANTE ANTHONY AND GULCZYNSKI	2956 351	117,571		
0418F127				HOLMES INESA	03/18/2025	278,500	0.20	0.4201
R	1	FM	001189	AMERICAN HOMES 4 RENT	2962 494	116,992		
0418F131				FARREN JOSEPH R AND MCKENZIE J	05/29/2025	309,900	0.22	0.3826
R	1	FM	001189	MONROE COLTON LEE AND	2975 811	118,569		
0418F155				JOHNSON JASON	02/27/2025	310,000	0.21	0.3938
R	1	FM	001189	WASHINGTON TYLER AND MARY	2959 62	122,065		
0418F211				VINSON RAMON CORTEZ	02/20/2025	272,500	0.21	0.4779
R	1	FM	001185	AMERICAN HOMES 4 RENT	2959 603	130,238		
0418F218				ISLAM MD RAFIQUL	02/21/2025	320,500	0.31	0.3964
R	1	FM	001185	AMERICAN HOMES 4 RENT	2958 970	127,044		
0418F239				FUENTES YESENIA	06/30/2025	299,000	0.21	0.4167
R	1	FM	001185	GALATI ANTONIO SANSONE AND	2981 861	124,608		
0418F245				CRON JAROD P AND KAYSEE	05/29/2025	321,000	0.25	0.3889
R	1	FM	001185	AMERICAN HOMES 4 RENT	2975 780	124,845		
0418F260				GLENN RICHARD M AND WILLIAMS	01/21/2025	294,000	0.20	0.4210
R	1	FM	001185	AMERICAN HOMES 4 RENT	2953 53	123,780		
0418F274				FARRELL BROOKLYN FKA WILLIAMS	10/31/2025	290,000	0.18	0.4416
R	1	FM	001185	YOUNG GABRIEL AND GAMBLE	3005 488	128,070		
0418F290				MOORE DONALD KEVIN AND	04/01/2025	341,000	0.19	0.3653
R	1	FM	001185	BARNES AUSTIN AND CAITLYN	2964 960	124,579		
0418F306				SCOTT BERRY LEE	05/30/2025	283,500	0.19	0.4562
R	1	FM	001185	AMERICAN HOMES 4 RENT	2976 151	129,339		
0418F312				CUTLER THOMAS KEITH AND	02/03/2025	345,000	0.17	0.3733
R	1	FM	001185	PICHARDO ROSA ESTHER MIRANDA	2954 469	128,786		
0418F324				WASKOW BROCK MICHAEL AND	06/25/2025	370,000	0.18	0.3344
R	1	FM	001185	LENZ TAMIAH MCNEIL AND STUART	2981 246	123,724		
0418F442				KAPOO NAVNEET AND KAUR	12/04/2025	310,000	0.17	0.4160
R	1	FM	001185	KIPP KRISTINE	3012 77	128,970		
0418F463				LOHR JOSEPH	02/21/2025	328,800	0.20	0.3896
R	1	FM	001185	POPIENKO RYLEE J AND	2957 808	128,116		
0418F481				LEE BELLA SEEUN	09/10/2025	339,000	0.20	0.3915
R	1	FM	001185	SPEICHER ROBERT AND SARAH	2994 534	132,718		

0418F504				BROWN VICTORIA E AND BONNIE M	09/29/2025	335,000	0.16	0.3952
R	1	FM	001185	MARTINEZ JUAN CARLOS MARTAIN	2999 324	132,385		
0418F551				NUNEZ CRUZ GIL ABDIEL	02/03/2025	313,000	0.18	0.4122
R	1	FM	001194	OBMJ LLC	2954 329	129,030		
0418F618				ELLINGTON CHRISTOPHER MORGAN	02/21/2025	310,000	0.17	0.4162
R	1	FM	001193	FERN JAMIE M AND PATEL NIMISH G	2957 915	129,030		
0418F628				FEYER BRITTANY NICOLE AND	07/31/2025	349,900	0.17	0.3806
R	1	FM	001193	WERT KRISTEN	2987 445	133,178		
0418F638				MARTIN CORY AND KATHERINE	12/15/2025	369,400	0.18	0.3550
R	1	FM	001193	GUERRERO YAHAIRA AND FRANCISCA	3014 223	131,128		
0418F702				SOUZA LUCIANO JOSE DE OLIVEIRA	09/05/2025	360,000	0.16	0.3540
R	1	FM	001194	KIM HYUN JUNG	2995 730	127,445		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3958	0.3980	0.0586	1.0058	28
Lower Confidence Interval	0.3889	0.3865			
Upper Confidence Interval	0.4162	0.4095			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0418f001 and left(r.parcel_no,8) <= 0418f999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

435A SOUTHERN HILLS RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0435A018				LANGFORD CASEY	02/06/2025	343,900	0.55	0.4013
R	1	FM	001239	SHYROCK DAVID WAYNE JR AND	2955 873	138,000		
0435A074				MORRISON SCOTT AND DEBRA	01/09/2025	718,900	1.50	0.3590
R	1	FM	001239	BIEGANSKA PATRYCJA AND DAVID	2951 685	258,083		
0435A080				EGANS HOMES LLC	06/09/2025	649,000	0.63	0.3106
R	1	FM	001239	WHIRL JERMAINE	2977 439	201,556		
0435A081				EDWARDS BARBARA	10/08/2025	635,000	0.68	0.2559
R	1	FM	001239	HAWKINS JOHN H	3000 759	162,517		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3348	0.3239	0.1447	1.0241	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0435a and left(r.parcel_no,5) <= 0435a

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

436A - SOUTH POINTE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES IN 2025

LAND/LOTS ARE AT 57,000 - WORKS FOR THE AREA

FINAL RATIO- 436B LAKEWOOD

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0436B015				JORDAN CHAD GARRADAN	01/09/2025	410,000	0.62	0.4263
R	1	FM	001289	FYDEREK PEARL AND JEFFERY	2951 335	174,768		
0436B019				AUSTIN JOSHUA REX AND WOOD	05/01/2025	544,000	0.54	0.4186
R	1	FM	001289	HAYMANS MARIE S	2971 206	227,703		
0436B032				HODGES JOHN R AND MARGARET C	04/25/2025	445,000	0.60	0.4009
R	1	FM	037818	ANILE JAMES S	2969 518	178,382		
0436B040				ERGLE ROBERT R AND GAYLE HAHN	05/09/2025	455,000	0.46	0.3974
R	1	FM	037818	HALL TAYLOR M	2972 684	180,838		
0436B054				NEHME RENATA B AND WALID	01/23/2025	450,000	0.47	0.3903
R	1	FM	037818	YOO DONG HYUP	2953 302	175,644		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4009	0.4068	0.0285	0.9998	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0436B and left(r.parcel_no,5) <= 0436B

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

436C - WHITESBLUFF

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPRO V	LAND FACT	BUILD FACT	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
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\$0 0 #DIV/0!

NO SALES IN 2025
LAND VALUE IS AT 57K - IS WORKING
NO CHANGES

1.10 NEIGHBORHOOD FACTOR LEFT ON FROM PREVIOUS YEAR

FINAL RATIO- 436D RABUN ESTATES

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0436D014				SNIVELY SCOTT	04/01/2025	434,000	0.64	0.3667
R	1	FM	001291	BALL MATTHEW AND JENALEE	2964 692	159,161		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3667	0.3667	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0436D and left(r.parcel_no,5) <= 0436D

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

435H SUMMER STATION FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0435H047				COLLINS TIMOTHY AND BROOKE	09/12/2025	444,900	0.28	0.4076
R	1	FM	001285	MACFARLANE COLIN AND KASEY	2995 154	181,322		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4076	0.4076	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0435H and left(r.parcel_no,5) <= 0435H

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO STUDY- 416A BELMONT GLEN

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0416A036				MENDOZA LAURA AS TRUSTEE OF	04/01/2025	405,000	0.17	0.3995
R	1	FM	001159	MOORE DONALD K AND ASHLEY M	2964 930	161,797		
0416A043				CHAVARIE ISABELLE	09/26/2025	405,000	0.17	0.4063
R	1	FM	001159	TULE RIVER HOMEBUYER EARNED	2998 347	164,571		
0416A053				ALBRITTON BRANDON G AND ALLYN E	05/05/2025	380,000	0.19	0.4401
R	1	FM	001159	SMITH MARLENA M	2971 666	167,247		
0416A157				FISH TIMOTHY AND BRITTAIN	08/18/2025	411,000	0.19	0.3879
R	1	FM	001163	ESTEVEZ DEVAN AND REBEKAH	2990 959	159,439		
0416A247				SZOPINSKI ALAN JOHN AND TARA	10/30/2025	475,000	0.23	0.3857
R	1	FM	001160	FORD MELVIN DAVID JR AND	3004 662	183,221		
0416A259				CALIXTE WILLIAMSON	03/25/2025	405,000	0.21	0.4335
R	1	FM	001160	HORTON REBECCA TAYLOR AND	2963 605	175,554		
0416A279				LASTELLA CHRISTOPHER AND BRIANA	10/06/2025	520,000	0.23	0.3876
R	1	FM	001160	OLLIVIER KILIAN WILLY AND WEENING	3002 281	201,563		
0416A292				HICKS BRANDON LEE AND LARA RUTH	03/27/2025	345,000	0.21	0.4003
R	1	FM	001158	WAKE ZACHARY AND MELANIE RAE	2964 79	138,091		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3999	0.4039	0.0374	1.0030	8
Lower Confidence Interval	0.0000	0.3889			
Upper Confidence Interval	0.0000	0.4189			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0416A001 and left(r.parcel_no,8) <= 0416A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO STUDY- 416C BELMONT GLEN

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0416C076				CANINO DOREI BONILLA AND ORTEGA	03/03/2025	395,000	0.17	0.4270
R	1	FM	002021	RENQUIN JUSTIN ADAM AND	2959 609	168,670		
0416C060				BETTINGER JOSHUA N AND CRYSTAL	03/07/2025	439,900	0.29	0.3821
R	1	FM	002021	SISK JEAN MARIE AND JOSHUA	2960 710	168,082		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4046	0.4033	0.0555	1.0032	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0416C and left(r.parcel_no,5) <= 0416C

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

416B CEDAR RIDGE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0416B004				SIMS MICHAELA J AND STEPHEN A	12/01/2025	390,000	0.28	0.4384
R	1	FM	037814	URIAN RUDY AND JOHNNA	3010 783	170,982		
0416B013				SKUPIN ALEXANDER AND KENDRA	06/03/2025	446,000	0.42	0.3970
R	1	FM	037814	HICKS CHRISTOPHER JARED AND	2976 523	177,046		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4177	0.4163	0.0496	1.0034	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0416B and left(r.parcel_no,5) <= 0416B

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

416D NEW HAVEN FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0416D016				FAIRCLOTH HOMES OF SAVANNAH INC	03/21/2025	469,900	0.23	0.3971
R	1	FM	00164	JOYNER CASSANDRA CHRISTINE	2963 217	186,603		
0416D017				FAIRCLOTH HOMES OF SAVANNAH INC	04/11/2025	499,900	0.28	0.3906
R	1	FM	00164	SMART ASHLEY	2966 925	195,278		
0416D018				FAIRCLOTH HOMES OF SAVANNAH INC	02/07/2025	498,900	0.28	0.3975
R	1	FM	00164	JACAPRARO JOHN ALFRED AND	2955 462	198,312		
0416D019				FAIRCLOTH HOMES OF SAVANNAH INC	04/18/2025	504,900	0.39	0.3716
R	1	FM	00164	WILLIAMS MICHELLE AND JAMES	2968 53	187,640		
0416D021				FAIRCLOTH HOMES OF SAVANNAH INC	10/17/2025	459,900	0.30	0.3983
R	1	FM	00164	WANG JINGYI	3002 191	183,188		
0416D023				FAIRCLOTH HOMES OF SAVANNAH INC	04/11/2025	482,800	0.27	0.4020
R	1	FM	00164	SHIN YONGSUK AND KIMYEAHUEN	2966 920	194,108		
0416D026				FAIRCLOTH HOMES OF SAVANNAH INC	03/21/2025	482,800	0.30	0.3921
R	1	FM	00164	BHATT MEET	2963 248	189,286		
0416D090				ERNEST SIGNATURE CUSTOM HOMES	07/11/2025	303,100	0.10	0.3616
R	1	FM	001647	PRIZECH LLC	2983 396	109,600		
0416D121				ERNEST SIGNATURE CUSTOM HOMES	06/23/2025	308,100	0.10	0.3854
R	1	FM	001647	GARFIELD BRIAN	2980 456	118,743		
0416D126				ERNEST SIGNATURE CUSTOM HOMES	05/14/2025	303,000	0.10	0.3919
R	1	FM	001647	KANG MALGORZATA	2976 987	118,743		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3920	0.3898	0.0219	0.9974	10
Lower Confidence Interval	0.0000	0.3816			
Upper Confidence Interval	0.0000	0.3980			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0416D and left(r.parcel_no,5) <= 0416D

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

434A JAMESTOWN FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0434A003				JACOBS JOHN PAUL	08/25/2025	530,000	0.88	0.2697
R	1	FM	001263	HAMPTON FREDERICK	2991 842	142,961		
0434A044				PALMER JAMES F	10/28/2025	335,000	0.52	0.4206
R	1	FM	001263	HOLDREN JENNIFER AND PFEIFFER	3004 272	140,907		
0434A070				WILLIAMS DILLON MATTHEW AND	07/14/2025	360,000	1.57	0.3626
R	1	FM	001263	BRASILE ANDREW J	2985 206	130,536		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3626	0.3383	0.1387	1.0375	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0434A and left(r.parcel_no,5) <= 0434A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

434B - RED OAK

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO SALES FOR 2025
LOTS ARE AT 57K AND IS WORKING
NO CHANGES FOR 2026

451A BARRINGTON RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0451A025				BEVERIDGE CASEY L AND ROBIN	11/20/2025	335,000	0.47	0.2965
R	1	FM	001362	OUELLETTE KAREN MARETT	3010 13	99,316		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.2965	0.2965	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0451A and left(r.parcel_no,5) <= 0451A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

465C WATERFORD FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0465C037				COOPER FRED O AND SHARI W	12/12/2025	372,500	0.53	0.3848
R	1	FM	001485	ROBERTS DATHAN M AND BRENN A C	3013 223	143,321		
0465C039				BUTLER MITCHELL L JR AND LEA	07/03/2025	365,000	0.55	0.3963
R	1	FM	001485	PURCHASING FUND 2021 1 LLC	2985 795	144,646		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3906	0.3905	0.0147	1.0003	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0465C and left(r.parcel_no,5) <= 0465C

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

451B PADDELFORD RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0451B042				KITCHINGS SARAH R	03/25/2025	370,000	1.54	0.3488
R	1	D1	001363	DEES VIRGINIA H	2963 533	129,071		
0451B067				MITCHELL JOEL M AND DEIRDERE K	04/14/2025	450,000	0.80	0.3124
R	1	FM	001363	NEYER BENJAMIN ALLEN	2967 922	140,590		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3306	0.3289	0.0551	1.0052	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0451B and left(r.parcel_no,5) <= 0451B

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

451E AUTUMN WOODS RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0451E010				GORDON CHRISTOPHER S AND	01/09/2025	530,000	0.58	0.3480
R	1	FM	001369	HAYNES JULIANNE HATCH	2951 313	184,421		
0451E027				MCCUTCHEON DONALD AND ANGELA	11/20/2025	570,000	0.53	0.3387
R	1	FM	001369	STRAUB GILBERT AND SILVIA	3008 986	193,087		
0451E049				ARRIETA NILDA ESTATE	09/12/2025	427,000	0.57	0.3611
R	1	FM	001369	HOLMES NATHAN L JR AND PAMELA	2995 72	154,175		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3480	0.3482	0.0215	1.0032	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0451E and left(r.parcel_no,5) <= 0451E

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

451F GA PLANTATION RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0451F004				PADGETT BETTY ANN	11/18/2025	495,000	0.51	0.3085
R	1	FM	001370	GRIFFIN CEDRIC R	3008 524	152,703		
0451F011				STICKLER DANA LYNN AND TERRY JAY	10/30/2025	537,500	0.50	0.2962
R	1	FM	001370	SPIRES DANIEL ARTHUR	3004 718	159,189		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3024	0.3021	0.0203	1.0010	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0451F and left(r.parcel_no,5) <= 0451F

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

435E 2024-2025 SALES RATIO

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0435E006				WEATHERFORD JOHN	04/10/2024	299,900	0.00	0.3871
R	1	FM	001276	PELAEZ STEVEN	2903 912	116,078		
0435E047				WILLWOOD REALTY LLC	06/28/2024	323,000	0.00	0.3731
R	1	FM	001276	BLAKLEY AMANDA AND OBERG LYNN	2917 244	120,499		
0435E021				SANTORO ANTHONY RICO	07/25/2025	391,800	0.00	0.3412
R	1	FM	001276	BUSSIUS KATHLEEN AND STEVEN	2986 658	133,688		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3731	0.3649	0.0410	1.0060	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2024-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0435E and left(r.parcel_no,5) <= 0435E

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

466A GOSHEN VILLA RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0466A010				FIGUEROA HOBLER MARIANA B	08/11/2025	294,900	0.00	0.4234
R	1	FM	001518	WALDEN DALTON AND HUFF CHELSEA	2989 217	124,850		
0466A025				BOTTORFF OLLIE RENEE	04/29/2025	178,500	0.00	0.4869
R	1	FM	001518	SE INVESTMENTS LLC	2970 510	86,916		
0466A073				CATLETT DAVID E AND KELLY A	08/15/2025	279,000	0.57	0.4436
R	1	FM	001518	GEIGER DANIEL WILLIAM AND	2991 627	123,774		
0466A107				HAVERKAMP GREGORY AND MELISSA	08/08/2025	335,000	0.51	0.3704
R	1	FM	001518	KELLY CHARLES AND SARA RENEE	2989 404	124,096		
0466A118				BITTLE SUSAN ROSE AND CHARLES	09/23/2025	300,000	0.46	0.3931
R	1	FM	001518	KAMMIRE CARLY	2997 354	117,930		
0466A143				HARRIS GRAYSON PAUL AND KELSEY	07/15/2025	340,000	0.47	0.3975
R	1	FM	001518	VICCHIARIELLO MICHAEL RYAN	2984 188	135,158		
0466A148				JONES ALBERT	06/17/2025	318,500	0.46	0.3646
R	1	FM	001518	WAGNER MATTHEW RICHARDSON	2978 890	116,124		
0466A155				AMSON GROUP LLC	02/27/2025	275,000	0.47	0.4423
R	1	FM	001518	LOGUE BRITNI	2958 804	121,630		
0466A162				BRAZELL SAEWARD ELISE	02/07/2025	309,500	0.51	0.4029
R	1	FM	001518	BRANTLEY DANNY	2955 787	124,702		
0466A166				AHTE6 LLC	01/21/2025	315,000	0.46	0.4031
R	1	FM	001518	KONINGSVELD GASPARD VAN AND	2953 972	126,963		
0466A182				AH4R PROPERTIES LLC	06/03/2025	299,900	0.46	0.4195
R	1	FM	001518	CUSANO NICHOLAS C	2976 770	125,809		
0466A191				HARLESS TIMOTHY AND JESSIE	08/18/2025	335,000	0.46	0.3984
R	1	FM	001518	WOLFSLAU MICHAEL JOSEPH	2990 603	133,468		
0466A239A00				KEMP DALE T AND EDWARD KENNETH	04/24/2025	320,000	0.46	0.3764
R	1	FM	001518	FORT BRANDI L	2969 269	120,454		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4029	0.4056	0.0608	1.0094	13
Lower Confidence Interval	0.3764	0.3868			
Upper Confidence Interval	0.4423	0.4244			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0466A and left(r.parcel_no,5) <= 0466A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

465H WESTWOOD HEIGHTS FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0465H003B00				JENKINS AND JENKINS LLC	12/02/2025	236,000	0.00	0.3803
R	1	FM	001504	SAXON LEON EARL III	3011 45	89,761		
0465H006B00				WERKHEISER CHRISTOPHER P AND	09/23/2025	242,900	0.00	0.3846
R	1	FM	001504	MID TOWN GEORGIA LLC	2997 300	93,431		
0465H015A00				CES REAL ESTATE INVEST LLC	04/18/2025	325,000	0.00	0.3628
R	1	FM	001504	PATEL YOGESHKUMAR R	2968 369	117,911		
0465H054B00				BARRS JEREMY A	09/25/2025	246,000	0.00	0.3736
R	1	FM	001504	BARRS MITCHELL	2997 837	91,907		
0465H075B00				BAILLARGEON JEFFREY	11/21/2025	264,000	0.00	0.4237
R	1	FM	001504	ZIPPERER HALEY AND NOE LOGAN	3010 16	111,854		
0465H090A00				JENKINS AND JENKINS LLC	09/30/2025	210,000	0.00	0.3679
R	1	FM	001504	LINK WILLIAM AND BAUER DIANE	2998 488	77,267		
0465H092B00				KARWACKI JOHN ROBERT AND	12/04/2025	265,000	0.00	0.3641
R	1	FM	001504	CRICHTON AMANDA	3012 274	96,479		
0465H108B00				JENKINS AND JENKINS LLC	10/31/2025	239,900	0.56	0.4269
R	1	FM	001504	PADGETT BRENDAN JOHN AND	3005 390	102,422		
0465H109C00				JENKINS AND JENKINS LLC	11/25/2025	238,900	0.00	0.3552
R	1	FM	001504	SCOTT BRENTON JEFFREY	3010 764	84,869		
0465H110A00				BRADLEY GEORGE LEWIS	09/08/2025	300,000	0.00	0.3693
R	1	FM	001504	SHEPHERD JESSICA M	2994 514	110,796		
0465H111B00				CORNELL MARSHA L	08/01/2025	340,000	0.00	0.3969
R	1	FM	001504	LEATHERWOOD AMANDA	2988 379	134,940		
0465H113C00				WARREN JOHN AND WILHELMINA	01/17/2025	255,000	0.00	0.4061
R	1	FM	001504	STAVENCHUK ARTEM AND STANISLAV	2952 660	103,544		
0465H119A00				BAILEY LINDA D	06/24/2025	200,000	0.00	0.3813
R	1	FM	001504	SMITH MORGAN LARAE AND APRIL	2980 215	76,254		
0465H122C00				RUSH HESTER ALLISON AND RUSH	04/30/2025	205,000	0.00	0.4530
R	1	FM	001504	TIDWELL KIMBERLY	2970 565	92,866		
0465H161A00				MINCEY BRETT M	06/25/2025	120,000	0.00	0.6002
R	1	FM	001504	MELROSE PLACE HOLDINGS LLC	2980 339	72,020		
0465H171A00				LANGFORD LARRY	07/18/2025	230,000	0.00	0.4175
R	1	FM	001504	ALVAREZ BORJA ROBERTO AND	2985 247	96,032		
0465H176A00				GLICK JOE	01/17/2025	230,000	0.00	0.3611
R	1	FM	001504	PODOBINSKI KRZYSZTOF	2952 437	83,053		
0465H177A00				HARTLAND NANCI J ESTATE	01/31/2025	289,900	0.00	0.3957
R	1	FM	001504	SANSONE CHERISE	2954 331	114,723		
0465H205A00				MCCOY SHIRLEY K	10/06/2025	286,000	0.00	0.3365
R	1	FM	001504	RUFFIN RASHEEM JAWON AKEEM AND	3000 39	96,227		
0465H208A00				KARN STEPHEN FRANCIS AND LISA	10/06/2025	280,000	0.00	0.4085
R	1	FM	001504	MID TOWN GEORGIA LLC	3000 205	114,386		
0465H212A00				SATURDAY JAMES M AND KAREN P	03/03/2025	250,000	0.00	0.3779
R	1	FM	001504	MULDROW RAYMOND C	2960 196	94,463		
0465H281A00				MILES DAKOTA DANGER AND OPHELIE	09/22/2025	291,000	0.00	0.3587
R	1	FM	001504	EVANS DALLAS RICHARD AND SIERA	2997 408	104,390		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3808	0.3895	0.0820	1.0154	22
Lower Confidence Interval	0.3641	0.3662			
Upper Confidence Interval	0.4085	0.4128			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0465H and left(r.parcel_no,5) <= 0465H

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

450C MULBERRY WAY FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0450C011				LEDESMA ERNEST	10/22/2025	222,000	0.00	0.4069
R	1	FM	001357	REINHART JOSEPH TAYLOR AND	3002 696	90,322		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4069	0.4069	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0450C and left(r.parcel_no,5) <= 0450C

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FIINAL RATIO- 397E THE WOODLANDS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0397E003				JOYNER MARKEE S	05/12/2025	389,900	0.16	0.3970
R	1	FM	001066	WALKER SELIMA	2972 965	154,786		
0397E005				WEBSTER TANNER KELIIMAIKAI AND	04/30/2025	400,000	0.15	0.3718
R	1	FM	001066	OWENS DAVID L JR AND CHELSEA E	2970 693	148,702		
0397E013				MARTIN RUSSELL ONEIL II AND	10/15/2025	373,500	0.15	0.4122
R	1	FM	001067	SIMMONS DEANTHONEE ANDREAS	3002 228	153,944		
0397E023				BRUEN WILLIAM B	05/19/2025	408,000	0.15	0.4128
R	1	FM	001066	WESTON JOSEPH C	2986 354	168,403		
0397E030				WHALEN SEAN	09/12/2025	390,000	0.15	0.3665
R	1	FM	001067	THEIRSE TREVIN DEONTE	2996 38	142,920		
0397E044				BROWN FRANCES	09/02/2025	312,200	0.15	0.4661
R	1	G1	001067	LAKEVIEW LOAN SERVICING LLC	3004 452	145,504		
0397E053				FAIRCLOTH HOMES OF SAVANNAH INC	10/24/2025	396,000	0.21	0.3744
R	1	FM	001066	HACKNEY BRENESHA	3003 438	148,251		
0397E075				FAIRCLOTH HOMES OF SAVANNAH INC	06/06/2025	389,900	0.15	0.3847
R	1	FM	001066	SCOTT MICHAEL JR ANDD CHERIE	2977 413	149,984		
0397E076				FAIRCLOTH HOMES OF SAVANNAH INC	06/13/2025	369,900	0.17	0.4185
R	1	FM	001066	MARTINEZ RICHARD LEE AND LACEY	2978 326	154,814		
0397E077				FAIRCLOTH HOMES OF SAVANNAH INC	05/16/2025	449,900	0.31	0.4306
R	1	FM	001066	HAMILTON HERMAN R AND ELLIOTT	2973 851	193,712		
0397E078				FAIRCLOTH HOMES OF SAVANNAH INC	12/05/2025	449,900	0.17	0.4276
R	1	FM	001066	DENG EVA	3011 847	192,365		
0397E080				FAIRCLOTH HOMES OF SAVANNAH INC	06/27/2025	415,000	0.19	0.4011
R	1	FM	001066	KING KATIA L AND MERLO	2980 926	166,471		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4067	0.4047	0.0558	1.0015	12
Lower Confidence Interval	0.3744	0.3883			
Upper Confidence Interval	0.4276	0.4211			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0397E and left(r.parcel_no,5) <= 0397E

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

415A STAFFORDSHIRE RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0415A005				MORELAND JOSHUA B AND ERICA	06/30/2025	410,000	0.51	0.4123
R	1	FM	001152	PAIZ JOSE AND AUBRIA	2981 929	169,028		
0415A035				WAHLQUIST RICHARD JAMES AND	02/14/2025	415,000	0.34	0.3208
R	1	FM	001152	WRIGHT CARLOS A	2956 861	133,144		
0415A038				HARRISON RYAN	07/07/2025	445,000	0.39	0.3355
R	1	FM	001152	GUNNELLS RONALD AND SUSAN AND	2983 190	149,287		
0415A067				HAYDEN DAVID AND BESSETTE	06/16/2025	454,000	0.33	0.4016
R	1	FM	001151	OKOH MICHEL	2978 845	182,345		
0415A028C00				MINER SCOTT AND WENDY	07/24/2025	420,000	0.34	0.3502
R	1	FM	001155	ZAKHRA ASANASYOUS AND AMANDA	2986 276	147,080		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3502	0.3642	0.0900	0.9997	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0415A and left(r.parcel_no,5) <= 0415A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

414A BLANDFORD CROSSING FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0414A018				ZIPPERER VIRGINIA AND CHAD W	07/07/2025	497,500	0.51	0.3551
R	1	FM	001149	BRAGG JAMES CLAYTON JR AND	2983 192	176,648		
0414A040				HIXSON GREGORY LEBRON AND	09/30/2025	460,000	0.32	0.4253
R	1	FM	001149	WEST AMANDA L AND WILLIAM L	2998 779	195,644		
0414A041				NOLAND MICHAEL ORRIN AND STACIE	09/19/2025	500,000	0.32	0.4030
R	1	FM	001149	BREUNSBACH KEITH	2996 646	201,485		
0414A059				JUNG DANIEL FREDERIC	05/02/2025	390,000	0.32	0.3681
R	1	FM	001149	FLORES CARINA AND JULIO C	2971 558	143,545		
0414A062				PERKINS LU FRANCES	08/14/2025	408,000	0.32	0.3865
R	1	FM	001149	THOMPSON HERMAN L AND JANE A	2989 796	157,711		
0414A095				CANNON MARIA AND MICHAEL	05/19/2025	408,000	0.20	0.3710
R	1	FM	001149	QIAO QI	2973 909	151,365		
0414A116				ANDERSON JAMES	06/20/2025	380,000	0.19	0.3711
R	1	FM	001149	HALE ADAM B AND JENNIFER N	2980 384	141,016		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3711	0.3836	0.0464	0.9982	7
Lower Confidence Interval	0.0000	0.3634			
Upper Confidence Interval	0.0000	0.4038			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0414A and left(r.parcel_no,5) <= 0414A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

414B PINEBROOK FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0414B014				HARVEY WYATT KENYON	09/30/2025	320,000	0.17	0.4309
R	1	FM	001157	KESSLER CHASE EDWARD	2998 493	137,884		
0414B034				WJH LLC	04/28/2025	360,000	0.18	0.3708
R	1	FM	001157	LUNA KAREN LUCIA	2973 738	133,494		
0414B035				WJH LLC	01/30/2025	336,000	0.15	0.4347
R	1	FM	001157	FRAY RICHIE RICHARD	2955 646	146,067		
0414B036				WJH LLC	01/30/2025	361,000	0.16	0.3698
R	1	FM	001157	CHAMBA BRICENO ALICIA M AND	2956 654	133,494		
0414B038				WJH LLC	03/25/2025	354,000	0.15	0.4192
R	1	FM	001157	GARDENER SHARON MORRIS	2964 53	148,396		
0414B044				WJH LLC	02/21/2025	338,000	0.15	0.4347
R	1	FM	001157	FUENTES JENNIFER	2958 905	146,932		
0414B056				WJH LLC	02/21/2025	330,000	0.15	0.4442
R	1	FM	001157	RICHEY ELIZABETH	2959 812	146,600		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4309	0.4139	0.0510	1.0024	7
Lower Confidence Interval	0.0000	0.3874			
Upper Confidence Interval	0.0000	0.4404			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0414B and left(r.parcel_no,5) <= 0414B

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

394B TIMBERLAKE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0394B002				KEM REAL ESTATE SERVICES LLC	01/15/2025	260,000	0.20	0.4132
R	1	FM	001038	ORTIZ FRANCES	2952 760	107,430		
0394B021				JENKINS AND JENKINS LLC	09/05/2025	265,000	0.23	0.4091
R	1	FM	001038	RIGDON JARED AND LYNN	2993 909	108,409		
0394B024				JENKINS AND JENKINS LLC	10/21/2025	266,900	0.20	0.3923
R	1	FM	001038	PHILLIPS TONI L	3002 550	104,701		
0394B036				JAMES DEREK M	09/16/2025	205,000	0.19	0.5407
R	1	FM	001038	GERRALD MARK	2995 819	110,843		
0394B045				PASCUAL ROBERT ENRIQUE JR	06/20/2025	292,000	0.21	0.4257
R	1	FM	001038	BODALIA JAYESH BHARAT	2979 479	124,308		
0394B059				FONTAINE DYLAN	06/20/2025	307,000	0.21	0.4150
R	1	FM	001038	GRIFFIN DAWSON W	2979 674	127,401		
0394B086				FORREST MICHAEL JOHN EUGENE	12/01/2025	299,900	0.19	0.4308
R	1	FM	001038	GAY JAMES DAVID JR	3011 420	129,207		
0394B156				SMITH JIMMY THOMAS	06/03/2025	186,100	0.22	0.5793
R	1	G1	001038	AHTE6 LLC	2984 812	107,808		
0394B164				ABRAHAM JERMEL HOWARD JR AND	12/02/2025	300,000	0.18	0.4253
R	1	FM	001038	FLOWERS KELVIN AND CASSIDIE	3010 802	127,594		
0394B177				JENKINS AND JENKINS LLC	12/30/2025	249,900	0.19	0.4081
R	1	FM	001038	STEWART KENNETH O	3016 901	101,993		
0394B178				RUDDY BRIAN	11/13/2025	307,000	0.18	0.4188
R	1	FM	001038	GREENMIGUEL AND BROOKE	3007 283	128,581		
0394B182				JENKINS AND JENKINS LLC	11/24/2025	277,900	0.18	0.4069
R	1	FM	001038	RAMIREZ RAZIEL ALEJANDRO AND	3010 85	113,090		
0394B348				SKIPPER MELISSA ANN AND MICHAEL	06/11/2025	322,000	0.21	0.4166
R	1	FM	001038	CASE RICHARD AND EMILY	2977 888	134,142		
0394B375				KEYSTONE HOMES INC	05/16/2025	316,900	0.17	0.4479
R	1	FM	001036	FERRIERI ERIN NICOLE AND MARCO	2975 374	141,926		
0394B376				KEYSTONE HOMES INC	07/11/2025	373,900	0.17	0.3867
R	1	FM	001036	DURDEN KAYLA AND CHANDLER	2986 115	144,587		
0394B378				KEYSTONE HOMES INC	05/14/2025	342,900	0.17	0.4197
R	1	FM	001036	SMITH APRYLL B	2975 834	143,922		
0394B379				KEYSTONE HOMES INC	04/23/2025	393,500	0.17	0.3543
R	1	FM	001036	TORRES JOSHUA AND ACENDY	2980 725	139,398		
0394B381				KEYSTONE HOMES INC	12/19/2025	391,400	0.17	0.3626
R	1	FM	001036	SMITH KAHARI AND PAMELA	3016 22	141,926		
0394B392				KEYSTONE HOMES INC	07/16/2025	407,200	0.19	0.3495
R	1	FM	001036	BURKHALTER RICHARD D	2984 673	142,325		
0394B443				KEYSTONE HOMES INC	09/26/2025	341,400	0.21	0.4227
R	1	FM	001036	LANDELL KHEREE ANN	2998 458	144,321		
0394B453				KEYSTONE HOMES INC	07/21/2025	400,000	0.19	0.3558
R	1	FM	001036	TERRY BRIAN J AND ASHLEY N	2985 559	142,325		
0394B454				KEYSTONE HOMES INC	12/19/2025	383,000	0.23	0.3780
R	1	FM	001036	BELL JACOB BLAKE AND THOMAS	3016 47	144,787		

0394B463				KEYSTONE HOMES INC	11/14/2025	336,400	0.18	0.4348
R	1	FM	001036	HASNER DALE AND GLORIA GENE	3016 805	146,250		
0394B464				KEYSTONE HOMES INC	07/23/2025	327,800	0.18	0.4362
R	1	FM	001036	GONZALEZ MERCADO JESUS DAVID	2986 140	142,991		
0394B466				KEYSTONE HOMES INC	06/03/2025	390,900	0.18	0.3575
R	1	FM	001036	REYES ESTRADA BAYARDO ANTONIO	2976 546	139,731		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4150	0.4079	0.0795	1.0186	25
Lower Confidence Interval	0.3923	0.3874			
Upper Confidence Interval	0.4253	0.4284			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0394b and left(r.parcel_no,5) <= 0394b

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

FINAL RATIO- 395A GREYSTONE

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0395A025				COLEMAN BRANDON J	07/10/2025	354,900	0.31	0.4021
R	1	FM	001041	PARKS GREGORY ELLIS	2983 437	142,716		
0395A040				GUILLOTT DANIEL AARON	12/23/2025	350,000	0.29	0.4625
R	1	FM	001041	BANKS CHELSEY S AND JARED LEE	3017 178	161,886		
0395A111				ROY EUGENE J AND ZARELLI NARDA	06/18/2025	577,000	0.28	0.3993
R	1	FM	001041	MCREYNOLDS ATZIRI AND DARRICK A	2979 241	230,373		
0395A125				RIPLEY JASON	05/28/2025	400,000	0.28	0.3993
R	1	FM	001041	GOTH WILLIAM PAUL AND BROOKE	2981 211	159,719		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4007	0.4130	0.0412	1.0068	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0395A and left(r.parcel_no,5) <= 0395A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

391A Pleasant Hill Final

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0391A002				MONTGOMERY GLEN E	02/18/2025	377,500	0.85	0.4016
R	1	FM	001018	HUFFMAN RENEE AND SCOTT	2957 295	151,588		
0391A002				HUFFMAN RENEE AND SCOTT	12/19/2025	408,000	0.85	0.3715
R	1	FM	001018	BANISTER MICHAEL PRESTON	3015 3	151,588		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3866	0.3860	0.0389	1.0016	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and left(r.parcel_no,5) >= 0391A and left(r.parcel_no,5) <= 0391A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

391B BUCKFIELD RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0391B005				SCHILLER TANNOR HANSON	08/13/2025	390,000	0.87	0.3784
R	1	FM	001020	BOLAND SPENCER ROBERT AND	2989 749	147,593		
0391B048				GRAY KRISTEN M	11/03/2025	320,000	0.47	0.4023
R	1	FM	001020	LAWSON RILEY AND WENDY SUE	3005 71	128,743		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3904	0.3892	0.0306	1.0031	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0391B001 and left(r.parcel_no,8) <= 0391B999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

391E CYPRESS COVE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0391E020				SCHLUNSEN CODY AND AMY JEAN	01/10/2025	360,000	0.52	0.4071
R	1	FM	037819	ROBINSON VIOLET AND DONALD JR	2951 553	146,545		
0391E025				GARZA LEROY M JR	01/06/2025	390,500	0.50	0.3744
R	1	FM	037819	WALKER JUSTIN	2950 801	146,205		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3908	0.3901	0.0418	1.0018	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0391E001 and left(r.parcel_no,8) <= 0391E999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

412B RAHN STATION RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0412B006				VAN NESS PROPERTIES LLC	10/16/2025	260,000	0.94	0.4034
R	1	FM	001139	RENT A FEE LLC	3002 3	104,887		
0412B008				INVESTMENT PURCHASES LLC	03/07/2025	274,000	0.93	0.3766
R	1	FM	001139	HELMEY DANIEL R AND KAITLYN N	2960 731	103,180		
0412B014				REID IRENE MICHELLE	02/24/2025	250,000	0.92	0.4104
R	1	FM	001139	BUNCH JENNIFER	2958 427	102,608		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4034	0.3963	0.0279	1.0013	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0412B001 and left(r.parcel_no,8) <= 0412B999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

411E - KP INGRAM

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPRO V.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS CURRENTLY ON AT 66000/ACRE

NO CHANGES FOR 2026

411D CORNERSTONE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0411D010				SENECAL JORDAN P AND AMELIA K	07/30/2025	465,000	4.20	0.3961
R	1	FM	001131	WILSON JENNIFER	2987 254	184,191		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3961	0.3961	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0411D001 and left(r.parcel_no,8) <= 0411D999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

388A - BRECKENRIDGE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS CURRENTLY ON AT 75000 PER LOT

NO CHANGES FOR 2026

388C - HAWK HAMMOCK

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS CURRENTLY ON AT 75000 PER LOT

CURRENTLY HAS 1.10 NF WILL LEAVE ON

NO CHANGES

408A EAGLE POINT RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0408A005				HATHAWAY JOHNNY ESTATE	10/23/2025	300,000	0.55	0.4022
R	1	FM	001111	YOUNGBLOOD COTY	3002 847	120,645		
0408A025				ESTES MATTHEW R AND LIZA	01/30/2025	375,000	0.56	0.3791
R	1	FM	001111	WHITLEY JEREMY	2953 927	142,166		
0408A078				LOETSCHER CHARLES D JR AND	04/14/2025	361,500	0.56	0.3860
R	1	FM	001111	FAIRCLOTH MIRANDA ASHLEY AND	2967 653	139,546		
0408A084				FITTS TIMOTHY ALLEN	02/21/2025	315,000	0.56	0.3986
R	1	FM	001111	CROWLEY STEPHEN PATRICK	2957 626	125,555		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3923	0.3906	0.0228	1.0023	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0408A001 and left(r.parcel_no,8) <= 0408A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

409A MINGLEDORFF RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0409A008				BROWN CHRISTOPHER ALLEN AND	10/15/2025	450,000	2.00	0.3875
R	1	FM	001118	BAKER MARCUS AND ASHLEY	3001 762	174,362		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3875	0.3875	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0409A001 and left(r.parcel_no,8) <= 0409A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

364A - OLD DIXIE ESTATES

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV .	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
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NO SALES FOR 2025

LOTS CURRENTLY ON AT 57000 PER LOT

SALES IN NEARBY S114 CEDAR CREEK SUPPORT VALUES
LEAVE LOTS ON AT 57000

364B - FOX CHASE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPRO V.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS CURRENTLY ON AT 57000 PER LOT

SALES IN NEARBY S114 CEDAR CREEK SUPPORT VALUES

LEAVE LOTS ON AT 57000

340B REBEL ESTATES RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0340B004				COBB RICKY LEE	04/29/2025	279,900	1.00	0.4216
R	1	FM	000689	DELOS REYES EUGENIO K	2970 528	118,011		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4216	0.4216	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0340B001 and left(r.parcel_no,8) <= 0340B999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

424B - BERRYVILLE PINES

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS HERE CURRENTLY ON AT 57000 PER LOT

WILL LEAVE LOTS ON AT 57000

443A WALNUT GROVE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0443A016				HODGES JOHN MICHAEL AND REGIS	06/30/2025	325,000	1.92	0.3843
R	1	FM	001316	SCHMIDLIN KURT AND MARILYN	2982 20	124,887		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3843	0.3843	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0443A001 and left(r.parcel_no,8) <= 0443A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

344C - BRIDGEWOOD

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV .	LAND FACT.	BUILD FACT.	C&D FACTO R	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
										\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS CURRENTLY ON AT 57000 PER LOT

LEAVING LOTS AT 57000 OTHER SUBDIVISIONS WITH SALES SUPPORT THIS VALUE
SEE S114 CEDAR CREEK

344D LONADINE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0344D012				ZYDONYK ASHBY LEE AND KIMBERLY	05/21/2025	350,000	0.18	0.3743
R	1	FM	000712	CREWS RACHEL LANITA AND JIMMIE	2974 596	131,020		
0344D018				CLAYTON PROPERTIES GROUP INC	01/14/2025	344,200	0.23	0.3883
R	1	FM	000712	MENDOZA RUBEN AND ANANET	2951 941	133,652		
0344D021				CLAYTON PROPERTIES GROUP INC	01/06/2025	380,700	0.39	0.3580
R	1	FM	000712	GLOVER LOGAN S AND DAYNA	2950 901	136,284		
0344D046				CLAYTON PROPERTIES GROUP INC	03/20/2025	369,900	0.21	0.3805
R	1	FM	000712	TYSON SKYLAR KAY AND LARRY AND	2963 271	140,764		
0344D049				CLAYTON PROPERTIES GROUP INC	01/27/2025	368,000	0.19	0.3604
R	1	FM	000712	BARNETT HERMAN A JR AND LISA M	2953 276	132,644		
0344D050				CLAYTON PROPERTIES GROUP INC	02/13/2025	288,900	0.20	0.4217
R	1	FM	000712	BUTLER ANNA GRACE AND DEKIAH	2956 456	121,840		
0344D201				CLAYTON PROPERTIES GROUP INC	06/18/2025	346,900	0.17	0.3827
R	1	FM	000712	NEWBY MARK AND JENEE K	2979 149	132,756		
0344D202				CLAYTON PROPERTIES GROUP INC	06/10/2025	333,900	0.22	0.4041
R	1	FM	000712	PATTERSON JOHN KEVIN	2977 660	134,940		
0344D203				CLAYTON PROPERTIES GROUP INC	04/22/2025	365,600	0.24	0.3650
R	1	FM	000712	DAVIS LARRY MILES ALEXANDER	2968 643	133,428		
0344D204				CLAYTON PROPERTIES GROUP INC	04/07/2025	381,900	0.17	0.3821
R	1	FM	000712	PRICE CHARLA	2966 129	145,916		
0344D205				CLAYTON PROPERTIES GROUP INC	11/12/2025	299,900	0.17	0.4316
R	1	FM	000712	JONES ALEXANDER X	3007 257	129,435		
0344D206				CLAYTON PROPERTIES OF GEORGIA	07/31/2025	334,900	0.22	0.3926
R	1	FM	000712	ROBERTS LATOYA	2987 465	131,468		
0344D207				CLAYTON PROPERTIES GROUP INC	05/28/2025	340,000	0.23	0.3910
R	1	FM	000712	BIDWAI SNEHA AND NARLAWAR AMIT	2975 650	132,924		
0344D208				CLAYTON PROPERTIES GROUP INC	05/28/2025	341,600	0.25	0.3878
R	1	FM	000712	KOSALGE SUPRIYA AND NARLAWAR	2975 625	132,476		
0344D209				CLAYTON PROPERTIES GROUP INC	06/16/2025	299,400	0.17	0.4166
R	1	FM	000712	GREGG CAMERA	2978 618	124,723		
0344D210				CLAYTON PROPERTIES OF GEORGIA	07/15/2025	306,900	0.17	0.4073
R	1	FM	000712	ZYDONYK KIMBERLY ANNE	2984 425	125,000		
0344D211				CLAYTON PROPERTIES OF GEORGIA	07/30/2025	306,700	0.17	0.4077
R	1	FM	000712	MULLINS ROBIN	2987 211	125,056		
0344D212				CLAYTON PROPERTIES OF GEORGIA	07/10/2025	330,100	0.17	0.4034
R	1	FM	000712	MTISI CREDENCE	2983 711	133,148		
0344D213				CLAYTON PROPERTIES OF GEORGIA	06/26/2025	295,600	0.22	0.4249
R	1	FM	000712	PAEZ NYAOMEI KHRISTINA AND	2980 752	125,610		
0344D214				CLAYTON PROPERTIES OF GEORGIA	08/19/2025	329,900	0.21	0.4068
R	1	FM	000712	LYNCH MARY KATHRYN LANIER	2990 749	134,203		
0344D215				CLAYTON PROPERTIES GROUP INC	05/28/2025	338,500	0.17	0.3884
R	1	FM	000712	CAIN JONATHAN LOCKETT	2975 508	131,468		
0344D216				CLAYTON PROPERTIES GROUP INC	04/08/2025	334,900	0.17	0.3772
R	1	FM	000712	TAYLOR KIAWANTA LADONNA AND	2966 158	126,330		

0344D217				CLAYTON PROPERTIES OF GEORGIA	07/02/2025	368,900	0.17	0.3820
R	1	FM	000712	ROBERTS TANYA MARIE	2982 365	140,932		
0344D218				CLAYTON PROPERTIES GROUP INC	04/03/2025	287,200	0.17	0.4321
R	1	FM	000712	CHRISTIE MICHAEL AUSTIN AND	2965 510	124,113		
0344D219				CLAYTON PROPERTIES GROUP INC	03/10/2025	346,400	0.17	0.3845
R	1	FM	000712	FRIAS ALEJANDRO DELGADO AND	2961 33	133,204		
0344D220				CLAYTON PROPERTIES GROUP INC	04/24/2025	363,900	0.17	0.3770
R	1	FM	000712	RIGGS HUNTER AND JACI SHANNON	2969 275	137,180		
0344D221				CLAYTON PROPERTIES GROUP INC	03/27/2025	315,700	0.17	0.4086
R	1	FM	000712	PATEL HARSHIT AND SHAH URMI	2963 927	129,004		
0344D222				CLAYTON PROPERTIES GROUP INC	03/24/2025	335,500	0.17	0.3949
R	1	FM	000712	WILLIAMS DAUNDRAY MAURICE AND	2963 759	132,476		
0344D250				CLAYTON PROPERTIES GROUP INC	10/31/2025	353,900	0.19	0.3364
R	1	FM	000712	PINEDA MICHAEL SANTIAGO AND	3005 191	119,068		
0344D251				CLAYTON PROPERTIES OF GEORGIA	09/09/2025	362,900	0.23	0.3663
R	1	FM	000712	SANDERS EVEAN SAMUEL AND	2994 410	132,924		
0344D253				CLAYTON PROPERTIES OF GEORGIA	07/30/2025	365,700	0.41	0.3632
R	1	FM	000712	LOY SMITH JASMINE DAWN AND	2987 233	132,812		
0344D252				CLAYTON PROPERTIES GROUP INC	10/30/2025	330,800	0.23	0.3501
R	1	FM	000712	GURGANUS BRADLEY AND JESSLYN	3004 857	115,797		
0344D254				CLAYTON PROPERTIES OF GEORGIA	10/01/2025	393,600	0.33	0.3146
R	1	FM	000712	SKINNER CORTNEY CORINNE	2999 528	123,836		
0344D255				CLAYTON PROPERTIES OF GEORGIA	07/17/2025	391,300	0.34	0.3365
R	1	FM	000712	CATER SANTANA	2984 870	131,692		
0344D256				CLAYTON PROPERTIES OF GEORGIA	08/28/2025	395,800	0.24	0.3524
R	1	FM	000712	JACOBSON ANDREW SCOTT AND	2992 317	139,476		
0344D257				CLAYTON PROPERTIES OF GEORGIA	10/16/2025	309,800	0.26	0.4019
R	1	FM	000712	ISHAM PERRY LEE IV	3001 938	124,501		
0344D258				CLAYTON PROPERTIES OF GEORGIA	08/27/2025	322,600	0.19	0.3863
R	1	FM	000712	VICKERY KATLYN AND MICHAEL JR	2992 271	124,612		
0344D259				CLAYTON PROPERTIES GROUP INC	10/22/2025	310,200	0.20	0.3350
R	1	FM	000712	FFOULKES EDUARDO RENALDO	3002 981	103,919		
0344D260				CLAYTON PROPERTIES OF GEORGIA	09/29/2025	309,800	0.21	0.4060
R	1	FM	000712	PICADO GERARDO	2998 229	125,776		
0344D261				CLAYTON PROPERTIES OF GEORGIA	10/08/2025	337,800	0.22	0.3676
R	1	FM	000712	WALKER SHANIA	3000 468	124,168		
0344D262				CLAYTON PROPERTIES GROUP INC	10/30/2025	298,800	0.21	0.4198
R	1	FM	000712	CARVAJAL BLANCA AZUCENA AND	3004 882	125,444		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3863	0.3828	0.0562	1.0047	41
Lower Confidence Interval	0.3770	0.3743			
Upper Confidence Interval	0.4019	0.3913			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0344D001 and left(r.parcel_no,8) <= 0344D999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

427A - STILLWOOD

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
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NO SALES FOR 2025

LOTS HERE CURRENTLY ON AT 57000 PER LOT

WILL LEAVE LOTS ON AT 57000

428C SHADOWBROOK RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0428C008				SCHAFFNER ADAM W	10/08/2025	300,000	2.11	0.3682
R	1	FM	001231	OSBORNE DALLIN AND GILMORE	3001 128	110,449		
0428C022				WILLWOOD REALTY LLC	03/12/2025	263,000	0.65	0.3921
R	1	FM	001231	JOHNSON TYRONESHIA	2961 387	103,134		
0428C067				BARTON TIMOTHY J	02/28/2025	175,000	0.51	0.4470
R	1	FM	001231	STONESTHROW REALTY LLC	2959 416	78,226		
0428C090				BLAND JOSEPH EDWARD II AND	07/07/2025	264,000	0.65	0.3874
R	1	FM	001231	MILLER JAKE W AND HUNT KAITLYN	2982 687	102,284		
0428C103				JENKINS AND JENKINS LLC	09/29/2025	248,900	0.28	0.3944
R	1	FM	001231	STOKES HANNAH AND KAMERON	2998 411	98,171		
0428C144				PITTS ZACHARY A	06/18/2025	258,000	0.35	0.3970
R	1	FM	001231	HARKLEROAD TRYNTIN ALE CZANDER	2979 595	102,435		
0428C146				GORDON SHANE A JR AND RILEY	07/31/2025	245,000	0.28	0.3925
R	1	FM	001231	CORTES JOSE AND CALDERON ABRIL	2987 377	96,157		
0428C166				REED LUCIANA	08/22/2025	295,000	0.49	0.4082
R	1	FM	001231	JOHNSON MARQUAIS E AND CHEEVER	2991 577	120,425		
0428C167				BLAND MIKEL J	03/14/2025	272,000	0.55	0.3810
R	1	FM	001231	DAVIS KEVARI T	2962 355	103,635		
0428C190				DYSON MALLORY	04/25/2025	275,000	0.28	0.3867
R	1	FM	001231	JENNINGS IAN	2969 381	106,330		
0428C217				WILLIAMSON JUSTIN AND JAYME	06/03/2025	310,000	0.37	0.3693
R	1	FM	001231	LOWRY WARREN	2976 573	114,489		
0428C235				VAUGHN TRAVIS	10/15/2025	291,000	0.30	0.3795
R	1	FM	001231	JARRELL MATTHEW C	3001 803	110,423		
0428C257				DRIGGERS RONALD MARCUS	05/13/2025	263,200	0.35	0.3867
R	1	FM	001231	STRINGER TOMAZA A AND JAMES	2792 990	101,785		
0428C279				HERRING BRITTANY N	05/30/2025	275,900	0.29	0.3989
R	1	FM	001231	WILSON JAMES AND AGUAYO WILSON	2976 88	110,068		
0428C312				WARD MIRANDA DANIELLE	05/02/2025	259,900	0.30	0.4002
R	1	FM	001231	NICHOLS ELIAS MANUEL	2971 615	104,024		
0428C324				HUGHES BRANDI MARIE AND CASEY	03/21/2025	270,000	0.28	0.4094
R	1	FM	001231	HAWLEY DANNY ROY JR	2963 186	110,545		
0428C357				HICKS CAROL A	06/05/2025	296,500	0.26	0.3875
R	1	FM	001231	SCHRADER THOMAS P	2977 565	114,903		
0428C380				RUSSELL GERALD LEE AND CHRISTIN	09/18/2025	290,000	0.30	0.3917
R	1	FM	001231	MICHAEL RICHARD SR AND SARA	2996 565	113,600		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3919	0.3918	0.0286	1.0036	18
Lower Confidence Interval	0.3867	0.3837			
Upper Confidence Interval	0.3989	0.3999			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0428c001 and left(r.parcel_no,8) <= 0428c999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

459G - LONG ACRE ESTATES

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025
LOTS HERE CURRENTLY ON AT 57000/LOT
SEE NEARBY 428C SHADOWBROOK SALES
SALES SUPPORT VALUES
NO CHANGES

460A - SANDY WOODS

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO SALES FOR 2025
LOTS HERE CURRENTLY ON AT 57000/LOT
SEE NEARBY 428C SHADOWBROOK SALES
SALES SUPPORT VALUES
NO CHANGES

460E BROOKSTONE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0460E010				DEVERY ROBERT	09/16/2025	335,000	0.60	0.4069
R	1	FM	001424	MACKO CHRISTOPHER W	2996 469	136,304		
0460E065				MINGER EDWARD EZRA AND	03/10/2025	375,000	0.49	0.3788
R	1	FM	001424	PITTMAN MATTHEW BLAKE	2961 99	142,045		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3929	0.3920	0.0358	1.0023	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0460E001 and left(r.parcel_no,8) <= 0460E999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

445C RAMSEY PLANTATION RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0445C073				ATCHLEY JOSEPH AND AMBER	05/09/2025	520,000	0.75	0.3974
R	1	FM	001331	ERGLE GAYLE MARIE AND ROBERT	2972 707	206,659		
0445C134				LAWRENCE ALEXANDER HOMES LLC	05/29/2025	516,100	0.76	0.3845
R	1	FM	001328	DAY CHELSEY L AND MICHAEL S	2975 791	198,431		
0445C135				LAWRENCE ALEXANDER HOMES LLC	03/06/2025	539,900	1.11	0.3986
R	1	FM	001328	STACY JAMES AND STEPHANIE M	2960 579	215,231		
0445C136				LAWRENCE ALEXANDER HOMES LLC	08/05/2025	539,000	0.84	0.3866
R	1	FM	001328	PECK LANCE DONALD AND PATRICIA	2988 408	208,377		
0445C137				LAWRENCE ALEXANDER HOMES LLC	06/25/2025	549,900	0.62	0.3875
R	1	FM	001328	SCHMIDT DANIEL AND HEATHER	2980 532	213,081		
0445C138				LAWRENCE ALEXANDER HOMES LLC	05/05/2025	574,900	0.82	0.4193
R	1	FM	001328	SANDERS TONY L AND ALLEN	2971 688	241,036		
0445C139				WEIMER STACY R	10/17/2025	91,000	1.06	0.4835
R	3	LM	001328	NERKO WILLIAM	3002 308	44,000		
0445C140				LAWRENCE ALEXANDER HOMES LLC	09/05/2025	524,300	0.96	0.4205
R	1	FM	001328	BEECHER JOHN AND KAREN	2993 934	220,473		
0445C150				CANTRELL SEAN	06/23/2025	550,000	0.98	0.4407
R	1	FM	001331	MONGIN JASON LAMAR AND MOLLY J	2979 969	242,404		
0445C154				JONES REBECCA	06/27/2025	500,000	0.83	0.4117
R	1	FM	001331	BROUHARD TIMOTHY EDGAR	2981 91	205,858		
0445C156				SALTER ANDREW AND CINDY FKA	07/02/2025	519,900	0.75	0.3605
R	1	FM	001331	GONZALEZ SAUL AND ALSBROOKS	2982 942	187,440		
0445C163				ARNOLD DAVIA K AND DIONNE	02/13/2025	580,000	0.75	0.3832
R	1	FM	001331	EVANS NICKOLAS AND JENNIFER A	2957 647	222,238		
0445C165				SCHMIDT DANIEL AND HEATHER FKA	06/20/2025	530,000	0.65	0.3707
R	1	FM	001331	DAVIDSON MATTHEW AND HICKOX	2979 654	196,477		
0445C166				LILLY MARTHA ANN AND PAYER	06/06/2025	515,000	0.65	0.4082
R	1	FM	001331	AUSTIN RYAN AND LAURA	2977 100	210,226		
0445C175				PUTMAN THOMAS R AND BRANDI	02/27/2025	575,000	0.83	0.3867
R	1	FM	001331	PUNZO MEGHAN AND ANDREW	2958 948	222,336		
0445C191				LAWRENCE ALEXANDER HOMES LLC	09/05/2025	527,300	0.88	0.4449
R	1	FM	001328	CLOY JAMES CLINT AND BRENDA R	2993 814	234,585		
0445C192				LAWRENCE ALEXANDER HOMES LLC	01/24/2025	514,900	1.13	0.3970
R	1	FM	001328	BOWLES HALEY MICHELLE	2953 97	204,412		
0445C195				KINETIC GLOBAL HOMES LLC	08/15/2025	110,000	1.39	0.4000
R	3	LM	001328	FIGUEROA SALVADOR	2990 535	44,000		
0445C208				COOKE JONATHAN R	06/11/2025	525,000	0.69	0.4107
R	1	FM	001331	DELONG SHANE	2977 850	215,643		
0445C219				SHARPE JAMES M AND SUSAN K	06/18/2025	535,000	0.67	0.3965
R	1	FM	001331	DUGAN THOMAS EUGENE AND	2979 573	212,119		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3980	0.4010	0.0487	1.0085	20
Lower Confidence Interval	0.3867	0.3884			

Upper Confidence Interval	0.4117	0.4136
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and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0445C001 and left(r.parcel_no,8) <= 0445C999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

446B - COBBLETON

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS CURRENTLY ON AT 70000 PER LOT

NO CHANGES FOR 2026

446C OGLETHORPE LANDING

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	C&D FACTOR	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
										\$0	0	#DIV/0!	

NO SALES FOR 2025 (THIS IS A RENTAL COMMUNITY)

LOTS CURRENTLY ON AT 57000

LEAVE LOTS ON AT 57000 (SEE S110A AS COMP)

445D RAIN DANCE RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0445D012				ROJAS HERLINDA KATHERINE	09/29/2025	390,000	0.20	0.3815
R	1	FM	001332	GAINEY MEGAN R AND TRAVIS W	2998 928	148,772		
0445D018				DAVENPORT JORDAN WESLEY AND	02/14/2025	475,000	0.30	0.3732
R	1	FM	001332	KING KEVIN JOHN AND SHARON ANN	2956 698	177,276		
0445D026				FORT BRANDI LEIGH	04/24/2025	339,900	0.29	0.4090
R	1	FM	001333	NARANJO RICHARD AND KYRSTIN	2969 231	139,028		
0445D059				BROWN JALEN EVAN	09/15/2025	329,000	0.22	0.4272
R	1	FM	001333	SCHWARTZ RONALD R	2995 527	140,552		
0445D139				SANTOSUOSSO HUNTER ISAIAH	06/16/2025	318,500	0.17	0.4499
R	1	FM	001333	WEORICH ROBERT E AND TETER	2978 796	143,284		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4090	0.4043	0.0599	1.0096	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0445D001 and left(r.parcel_no,8) <= 0445D999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

462D - MALLARD POINTE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025
LOTS HERE CURRENTLY ON AT 57000/LOT
SEE 462A HICKORY KNOB SALES
SALES SUPPORT VALUES
NO CHANGES

462E DRAKE LANDING RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0462E005				COOK KELLY	10/15/2025	375,000	0.99	0.3842
R	1	FM	001451	WHITE PHILLIP AND CRISTINA RENEE	3001 782	144,093		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3842	0.3842	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0462E001 and left(r.parcel_no,8) <= 0462E999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

462F TIMBER CREEK RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0462F001				BRACKEN BRIAN CRAIG AND RACHEL	08/18/2025	489,000	1.05	0.4062
R	1	FM	1453	BARBEE JOHN AND PAULLA DAWN	2990 625	198,627		
0462F019				DEBLOCK HENRY III AND KRISTEN	08/01/2025	829,900	2.65	0.3489
R	1	FM	1453	PULVER MARK ANDREW AND MELINDA	2987 700	289,592		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3776	0.3702	0.0759	1.0200	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0462F001 and left(r.parcel_no,8) <= 0462F999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

476A DEERWOOD FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
0476A015				ESTEP FAYE AND MATTHEW	04/25/2025	365,000	0.00	0.4012
R	1	FM	001563	KIRBY KATHY	2969 698	146,453		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4012	0.4012	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0476a and left(r.parcel_no,5) <= 0476a

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

476B HAMPTON FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0476B014				EFFINGHAM BULLOCH RENTALS LLC	03/14/2025	265,000	0.51	0.3977
R	1	FM	001564	BROXTON LEWIS E	2961 867	105,402		
0476B035				PULLEN SIDNEY AND HAYES BRENDAN	04/25/2025	280,000	0.99	0.4079
R	1	FM	001564	ALLEN CAMERON JAMES	2969 629	114,214		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4028	0.4030	0.0127	0.9995	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0476B and left(r.parcel_no,5) <= 0476B

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

476C RIDGECREST FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0476C017				ROJAS SALVADOR FIGUEROA	03/07/2025	390,000	0.52	0.3967
R	3	FM	001565	SMITH ARTHUR WADE	2961 122	154,725		
0476C040				JOYNER CHERYLENE A AKA	07/18/2025	372,000	0.28	0.4309
R	1	FM	001565	BARTH ROBYN MOORE AND GARY	2985 122	160,281		
0476C056				POPOVIC ALEXANDER AND	09/18/2025	330,000	0.28	0.3997
R	1	FM	001565	CURTIS INDYA AND JOHNSON	2996 667	131,893		
0476C057				SCHIATTONE JOHN M	01/31/2025	324,500	0.30	0.3999
R	1	FM	001565	SEYMOUR BRIAN AND KRISTINA N	2954 12	129,758		
0476C059				KRESCANKO KEVIN	12/02/2025	300,000	0.32	0.4525
R	1	FM	001565	DIAZ EDWIN MARTINEZ	3011 16	135,763		
0476C062				BEECHER JOHN D AND KAREN C	06/27/2025	330,900	0.65	0.3765
R	1	FM	001565	GODSEY GENIA A GOOD TRUST	2983 813	124,572		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3998	0.4088	0.0460	1.0015	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0476C and left(r.parcel_no,5) <= 0476C

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

476D MILL CREEK FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0476D009				TURNER LESTER CAROL AND KATHY	06/30/2025	427,900	0.00	0.3666
R	1	FM	001566	NORDSTROM JAMES I AND ELLEN W	2982 63	156,856		
0476D016				KENNEDY FRANK C JR AND LYNN D	07/25/2025	400,000	0.00	0.3747
R	1	FM	001566	BERRY ANDREW	2986 607	149,882		
0476D023				CARSON S LLC	07/14/2025	360,000	0.00	0.4234
R	1	FM	001566	SIMPSON ARNETTA	2983 982	152,412		
0476D054				GATES WILLIAM AND TARA	02/11/2025	435,000	0.39	0.3890
R	1	FM	001566	SMITH KENNETH JR	2956 250	169,234		
0476D075A00				COILE THOMASINA F	01/10/2025	405,000	0.52	0.3559
R	1	FM	001566	OBERRY COLE A AND MACKENZIE B	2952 140	144,141		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3747	0.3809	0.0480	1.0026	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0476D and left(r.parcel_no,5) <= 0476D

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

464A-465B Silverwood ratio study final

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0465B042				DUBBERLY ANNE M	01/10/2025	435,000	1.03	0.4061
R	1	FM	001480	JENKINS BRYAN A	2951 689	176,653		
0465B074				EUBANKS R THOMAS	01/30/2025	452,500	1.20	0.3874
R	1	FM	001480	BULLOCK BRIAN AND TERESA	2953 923	175,315		
0465B093				EGAN MARTHA FULCHER AND	03/21/2025	408,000	1.00	0.4032
R	1	FM	001480	EXLEY CAMERON AND SAVANNAH	2963 42	164,521		
0464A219				SHARRON MARK T AND DEANNE D	04/01/2025	575,000	5.70	0.3777
R	1	FM	001457	LYERLY JAMES M JR AND CHRISTINA	2965 344	217,174		
0465B071				FELIPE MICHAEL J AND CYNTHIA L	04/30/2025	780,000	1.10	0.3835
R	1	FM	001480	BONIFACIO JOSEPH D AND CHERYL L	2971 256	299,106		
0465B148				BELSCAMPER MARC E AND AMY	06/30/2025	447,900	0.98	0.3687
R	1	FM	001480	MORELAND ERICA AND JOSHUA	2981 982	165,129		
0464A205				THOMPSON DEBRA P AND SCOTT L	07/28/2025	525,000	0.99	0.3913
R	1	FM	001457	GREEN MARY DIANE	2986 986	205,444		
0465B091				RAILING SARAH AND AARON	09/05/2025	465,000	1.31	0.4087
R	1	FM	001480	WANG YONGSHU AND YONGQUAN	2993 787	190,051		
0465B035				LOGAN DURWIN N AND CHALAIN	12/29/2025	650,000	1.80	0.3971
R	1	FM	001480	FREE RUSSELL CHRISTOPHER	3016 704	258,117		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3913	0.3907	0.0278	1.0020	9
Lower Confidence Interval	0.0000	0.3818			
Upper Confidence Interval	0.0000	0.3996			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0464a and left(r.parcel_no,5) <= 0465b

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

465K - CHIMNEY PLACE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV	LAND FACT	BUILD FACT	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
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NO SALES FOR 2025
LAND IS AT 63,000/LOT. NO CHANGES FOR 2026

465J GOSHEN TERRACE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0465J009B00				THE SECRETARY OF VETERANS	09/26/2025	290,000	0.69	0.3911
R	1	G1	001507	BIANCHI SEBASTIAN GATES AND LARA	2994 897	113,422		
0465J010C00				HENDRICKS LARRY G	06/25/2025	228,000	0.34	0.4003
R	1	FM	001507	GOSSETT KRISTEN MARIE	2980 289	91,276		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3957	0.3952	0.0116	1.0013	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0465J and left(r.parcel_no,5) <= 0465J

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

466B GOSHEN TERRACE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0466B013				GROSSE GREGORY D	04/01/2025	504,900	1.40	0.3908
R	1	FM	001525	ROUSH MICHAEL WAYNE JR	2965 327	197,326		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3908	0.3908	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0466B and left(r.parcel_no,5) <= 0466B

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

452A COLDBROOK PLANTATION FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0452A049				DALY JAMES R AND SUSAN	09/04/2025	930,000	8.34	0.3808
R	1	FM	001382	BAKER LEONARD WAYNE AND	2993 983	354,146		
0452A115				PFOHL JONATHAN	12/01/2025	612,000	8.71	0.4659
R	1	FM	001382	EDWARDS JACOB AND ALEXA	3009 760	285,145		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4234	0.4146	0.1005	1.0212	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0452a and left(r.parcel_no,5) <= 0452a

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

435G GOSHEN OAKS/AH FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0435G004				GA PRECISION BUILDERS LLC	03/24/2025	340,000	0.81	0.3985
R	1	FM	001283	LAUMEYER DAVID JOSHUA	2963 340	135,486		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3985	0.3985	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0435g and left(r.parcel_no,5) <= 0435g

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R274 - KATE'S COVE AT THE BLUFF

ON THE BLUFF

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	C&D FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
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LAND VALUE ON THE BLUFF IS 101,250
 NO CHANGES FOR 2026
 A 1.15 NF IS STILL WORKING FOR VALUES.

OFF THE BLUFF

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	C&D FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN	GRADE	STY	SQ FT
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LAND VALUE OFF THE BLUFF IS 75,000
 NO CHANGES FOR 2026
 A 1.15 NF IS STILL WORKING FOR VALUES.

CITY OF RINCON R200-R215 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2000019				LUDWICK DEBBIE	07/08/2025	310,000	0.57	0.3743
R	1	FM	001698	GREEN SETH AND MACY	2982 914	116,023		
R2010021B00				MCBURNETT REID STEVEN	09/09/2025	439,900	1.26	0.3423
R	1	FM	001704	NESTINGEN WALLACE M AND LENTZ	2994 596	150,595		
R2020006A00				BULLOCK JOEL	01/31/2025	153,700	0.54	0.6017
R	1	FM	001707	NEIGHBORHOOD HOME INVESTOR LLC	2955 756	92,488		
R2020006A00				NEIGHBORHOOD HOME INVESTOR LLC	05/22/2025	250,000	0.54	0.3700
R	1	FM	001707	GURUNG BISHNU	2975 856	92,488		
R2020008E00				HALL ANNETTE R	10/31/2025	275,000	0.67	0.5019
R	1	FM	001708	NET TWO INVESTMENTS LLC	3004 616	138,022		
R2020008F00				OLIVER RAIFORD KEITH	05/08/2025	389,000	0.67	0.3602
R	1	FM	001708	JACOBS JAMES EDWARD	2972 829	140,122		
R2040027				THIRTY7 INVESTMENTS LLC	03/24/2025	228,000	0.17	0.3724
R	1	FM	001711	MCCADDON SAMANTHA BROOKE AND	2963 364	84,909		
R2050011				CARLSON COLE L	09/02/2025	175,000	0.39	0.3876
R	1	FM	001715	HEMMERLE ROBERT D	2993 97	67,831		
R2050037A00				UNITED COMMERCIAL RENTAL	06/27/2025	218,500	0.32	0.3630
R	1	FM	001715	NICOL DESTINEY T	2981 354	79,318		
R2060003				FAST FREEDOM PROPERTIES LLC	04/04/2025	175,000	0.73	0.4379
R	1	FM	001726	MOLINA ISMAEL AVILA	2966 598	76,628		
R2060020				BEECHER SAVANNAH M	05/01/2025	280,000	0.46	0.3884
R	1	FM	001726	KLUG ZANE G AND MACIOSZEK	2971 518	108,747		
R2060052				SMITH CHARLES RAY III	01/06/2025	201,500	0.52	0.4029
R	1	FM	001726	GRAY AARON BRADLEY	2950 973	81,186		
R2060055				KESSLER MONICA DANIELLE	10/17/2025	230,000	0.45	0.3566
R	1	FM	001726	MORALES CLARK DAYNES AND CLARK	3002 355	82,011		
R2070108				DECHANT MEGAN	08/04/2025	145,000	0.46	0.4373
R	1	FM	001727	ALLEN JEREMY DAVID	2987 911	63,405		
R2080014				KESSLER MARK WHITFIELD	01/09/2025	18,000	0.92	0.4089
R	3	LM	001736	MORGAN BRIAN SCOTT	2951 884	7,360		
R2090011A00				POWELL KAY C	02/28/2025	289,500	0.24	0.2880
R	1	FM	001740	MCGEE KIRK R AND CAYLEE J	2959 147	83,384		
R2100011B00				SMITH ZACHARY JUSTIN	09/08/2025	65,476	0.48	0.2346
R	3	QQ	001755	MCGUINN HOMES INC	2994 256	15,360		
R2100012A00				FULLER MARVIN	06/17/2025	238,000	0.97	0.3877
R	1	FM	001748	ASSAF EDWARD JR	2979 61	92,267		
R2100038				BRAGG GREGORY O	09/15/2025	64,900	0.48	0.4396
R	1	FM	001748	WINTERS CAPITAL PROPERTIES LLC	2995 551	28,531		
R2110001A00				VANHOUTAN ALLEN K AND DIANE E	08/22/2025	380,000	6.43	0.4147
R	1	FM	001755	ODOM AMANDA CATHERINE	2991 412	157,586		
R2130007				BLANDFORD LIVING LLC	12/30/2025	3,200,000	6.57	0.1057
R	1	FM	001772	RIVERSIDE HOMES LLC	3016 935	338,224		
R2140005				CHRISTENSEN JOHN ERIK	07/02/2025	315,000	0.84	0.3867
R	1	FM	001774	EDWARDS IRVIN WAYNE	2982 496	121,816		

R2140007C01		MOORE DANIEL R AND BETTY S	02/06/2025	70,000	0.91	0.3612
R	3 LM	001774 ECHO HOMEBUILDERS LLC	2955 145	25,282		
R2140007C01		ECHO HOMEBUILDERS LLC	07/16/2025	319,900	0.91	0.4040
R	1 FM	001774 PERRIN KATHERINE	2984 740	129,232		
R2140007C02		MOORE DANIEL R AND BETTY S	02/06/2025	70,000	0.91	0.3612
R	3 LM	001774 ECHO HOMEBUILDERS LLC	2955 163	25,282		
R2140007C02		ECHO HOMEBUILDERS LLC AND	07/18/2025	319,900	0.91	0.4040
R	1 FM	001774 SWAIN JOE	2985 307	129,232		
R2140017A00		JAUDON EVELYN	05/16/2025	241,000	0.59	0.3626
R	1 FM	001774 GALAN EUGUENI GOMEZ AND	2974 279	87,383		
R2140032C01		WB GA 100 LLC	09/26/2025	64,000	0.53	0.2777
R	3 LM	001774 EGANS HOMES LLC	2997 902	17,773		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3805	0.2885	0.1383	1.3040	28
Lower Confidence Interval	0.3612	0.2568			
Upper Confidence Interval	0.4040	0.3202			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= r2000 and left(r.parcel_no,5) <= R2150

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R244 WILLIAMSBURG FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2440026				HICKMAN CARTER AND NIKKI	05/30/2025	400,000	0.00	0.3892
R	1	FM	001847	WANG YUN FEI	2976 106	155,693		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3892	0.3892	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2440 and left(r.parcel_no,5) <= R2440

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R245 - WOODBURY

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025. LAND IS AT 57,000 PER LOT

R246 LOST PLANTATION RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2460556				KRUEGER KRISTINE G	04/25/2025	400,000	0.40	0.4116
R	1	FM	001853	SHERIDAN WENDY L	2969 298	164,636		
R2460644				HORADAN ERIC D AND SULLIVAN	10/03/2025	309,000	0.18	0.4192
R	1	FM	001853	KEMAHLI PEYTON A AND UTKU EREN	2999 223	129,518		
R2460678				MOODY DAVID EVAN AND CORRINE D	05/30/2025	460,000	0.56	0.3766
R	1	FM	001850	QUIET CADDIE LLC	2975 913	173,226		
R2460698A00				CURTIS CRIS E AND JOAN E	10/03/2025	515,000	0.35	0.3462
R	1	FM	001853	PARKER RONDRIC AND TONYA	2999 442	178,300		
R2460711A00				ROE ANGELA AND GERALDINO DANIEL	08/01/2025	447,000	0.20	0.3704
R	1	FM	001853	ORR COREY	2987 744	165,559		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3766	0.3807	0.0606	1.0108	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2460 and left(r.parcel_no,5) <= R2460

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R247 LOST PLAN. RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2470252				DONAHUE DEBRA	06/05/2025	320,000	0.00	0.4029
R	1	FM	001848	STAINAKER STEFANIE AND WILKES	2977 126	128,924		
R2470305				SEARLES CHERYL ELAINE AS	10/03/2025	280,000	0.00	0.4019
R	1	FM	001848	GAYLE VINCENT A AND KIMBERLY A	2999 355	112,537		
R2470335				JENKINS BRYAN A	07/03/2025	405,000	0.36	0.3855
R	1	FM	001851	MCMANAWAY ROBERT JR	2982 626	156,139		
R2470348				BERGMAN ANTHONY MICHAEL AND	07/28/2025	310,000	0.18	0.4487
R	1	FM	001848	TETER AARON STEVEN	2988 964	139,094		
R2470379				WEST SUSAN LYNN	04/29/2025	218,800	0.19	0.6176
R	1	FM	001848	KONTINI PROPERTY RENEWALS LLC	2971 233	135,123		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4029	0.4380	0.1384	1.0304	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2470 and left(r.parcel_no,5) <= R2470

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R239 LOST PLANTATION-WILLOWPEG RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2390170				MANSER RUDOLPH G	05/14/2025	366,900	0.60	0.3680
R	1	D1	001832	OSHAUGHNESSY BRANDON AND	2974 1	135,003		
R2390217				COOK JACK C JR ESTATE	06/05/2025	313,000	0.00	0.4451
R	1	A	001832	SMITH JONATHAN DEE AND LAURA	2976 791	139,319		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4066	0.4035	0.0948	1.0077	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= r2390 and left(r.parcel_no,5) <= r2390

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R260 DASHERS LANDING FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2600001				BISHOP SONYA AND DAVID L	07/07/2025	495,000	0.39	0.3809
R	1	FM	001892	BRENNER RYAN A	2982 711	188,530		
R2600050				STANSFIELD LINDA H AND KOSA	02/21/2025	456,000	0.37	0.3732
R	1	FM	001892	ELLINGTON CHRISTOPHER MORGAN	2957 972	170,170		
R2600059				PHILLIPS THOMAS JOSHUA AND	11/10/2025	435,000	0.35	0.4146
R	1	FM	001892	CRUZ HUGO LOZANO	3006 902	180,345		
R2600065				HAMMOND VICKI A	03/07/2025	525,900	0.35	0.3654
R	1	FM	001892	PUGH NICOLE K AND WADE P	2960 778	192,176		
R2600091				KELPIEN BRADLEY D AND KIMBERLY A	10/27/2025	485,000	0.38	0.3649
R	1	FM	001892	CREECH BRANDON AND KRISTEN	3004 199	176,997		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3732	0.3789	0.0349	1.0024	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2600 and left(r.parcel_no,5) <= R2600

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R227 STONEWALK FINAL RATIO

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2270015				NAVARRO JAIME AND SANTIAGO	07/24/2025	399,900	0.22	0.3596
R	1	FM	001802	MONTOYA YANNIEL A AND JOSE	2986 333	143,802		
R2270033				HEYWARD JAMES JR AND COURTNEY	05/27/2025	320,000	0.28	0.3866
R	1	FM	001802	MATERNE MICHAEL	2982 297	123,704		
R2270041				AMH 2014-2 BORRWER LP FKA LLC	08/27/2025	294,000	0.22	0.4175
R	1	FM	001802	GUTIERREZ JOSE CARLOS MARTIN	2993 140	122,752		
R2270081				KUTZ AUSTIN EDWARD AND KATE	03/28/2025	290,000	0.20	0.3782
R	1	FM	001803	SUAZO TOVAR HANDER AND LOPEZ	2964 427	109,668		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3824	0.3834	0.0433	1.0055	4
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2270 and left(r.parcel_no,5) <= R2270

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R259 WINDSONG FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2590015				MULEGE LLC	05/23/2025	315,000	0.61	0.4055
R	1	FM	001887	DIEGO MIGUEL	2976 625	127,736		
R2590030				CHILDERS DAVID JUDSON AND MISTY	05/27/2025	375,000	0.19	0.3654
R	1	FM	001887	ARRIVED GA WENDOVER LLC	2975 685	137,008		
R2590049				CRUZ AIDA ISELA AND ELVIS	03/18/2025	302,500	0.19	0.4099
R	1	FM	001887	AMERICAN HOMES 4 RENT	2962 491	123,986		
R2590053				FLORES JULIO AND CARINA	05/02/2025	310,000	0.36	0.3793
R	1	FM	001888	JUNGER SEAN AND TABITHA	2971 534	117,592		
R2590064				ISLAND TREE INVESTMENTS LLC	04/30/2025	294,000	0.19	0.4131
R	1	FM	001887	BOZIN TAYLOR	2972 1	121,456		
R2590075				BROWN STEPHEN M II AND STANLEY	03/21/2025	318,000	0.19	0.3732
R	1	FM	001887	AMERICAN HOMES 4 RENT	2962 971	118,683		
R2590076				DEBERRY DARRYL	04/02/2025	300,000	0.19	0.4095
R	1	FM	001888	EVANS KYLE	2965 172	122,838		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4055	0.3925	0.0404	1.0031	7
Lower Confidence Interval	0.0000	0.3748			
Upper Confidence Interval	0.0000	0.4102			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2590 and left(r.parcel_no,5) <= R2590

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R255 THE ABBEY RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2550059				BRASWELL EUGENIA C ESTATE	01/30/2025	330,000	0.26	0.3914
R	1	FM	001864	LEE CHRISTOPHER A	2953 887	129,166		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3914	0.3914	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2550 and left(r.parcel_no,5) <= R2550

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R267 CARLISLE VILLAGE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2670013A00				WILMOTH KAREN	09/29/2025	226,000	0.03	0.3955
R	1	FM	001912	HALES JANICE	2998 170	89,391		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3955	0.3955	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2670 and left(r.parcel_no,5) <= R2670

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R262 THE COVE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2620024				CROWLEY SHANE DAVID	01/31/2025	255,000	0.04	0.3969
R	1	FM	001896	RIVEST BRENDA	2954 73	101,217		
R2620047				KOCH MATTHEW	07/31/2025	242,000	0.04	0.4183
R	1	FM	001896	REID STEVEN AND BRENDA	2987 487	101,217		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4076	0.4073	0.0263	1.0007	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2620 and left(r.parcel_no,5) <= R2620

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R249 THE VIL. AT TOWN PARK FINAL RATIO

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2490001				HOLT CHRISTY J	10/30/2025	239,900	0.00	0.3796
R	1	FM	001855	CATES SARAH	3005 360	91,060		
R2490029				WESTERFIELD AMANDA D	02/07/2025	250,000	0.00	0.3765
R	1	FM	001855	FUNEZ DE LUGO ELISA M ORITZ	2955 731	94,113		
R2490035				INVESTMENT PURCHASES LLC	12/04/2025	250,000	0.04	0.3695
R	1	FM	001855	KOZLUMINSKII ANATOLLI AND OLESIA	3012 102	92,370		
R2490041				MCGEE RYAN FRANKLIN	08/04/2025	255,000	0.05	0.3706
R	1	FM	001855	THOMPSON LACEY SHALANE	3009 279	94,494		
R2490059				TODD CHRISTOPHER S AND RACHEL	08/20/2025	245,000	0.04	0.3748
R	1	FM	001855	HAYES TROY JR	2990 851	91,837		
R2490078				ALBUQUERQUE DIMARIS ALEXANDRA	04/03/2025	250,000	0.03	0.3691
R	1	FM	001855	GOMEZ EDDY	2965 566	92,284		
R2490091				MCJENKIN COURTNEY AMANDA FKA	08/08/2025	220,000	0.03	0.4038
R	1	FM	001855	BOYETT GARRETT SETH	2989 363	88,827		
R2490192				MIZELL RYAN	05/23/2025	225,000	0.03	0.3998
R	1	FM	001855	MULLINS LEAH A AND SCOTT GLENDA	2975 190	89,954		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3757	0.3798	0.0252	1.0018	8
Lower Confidence Interval	0.0000	0.3697			
Upper Confidence Interval	0.0000	0.3899			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2490 and left(r.parcel_no,5) <= R2490

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R240 RATIO STUDY WITH PREVIOUS YEARS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2400016B00				BURNS CHRISTOPHER K	10/06/2023	215,000	0.00	0.4492
R	1	FM	001834	FIGUEROA LUIS J AND NORMA	2874 941	96,582		
R2400006				BURKHALTER WILLIAM DANIEL AS	07/29/2024	249,900	0.10	0.3956
R	1	FM	001836	CLONTZ REGINA	2923 412	98,858		
R2400002				STRINGER JAMES E AND TOMAZA A	05/13/2025	250,000	0.06	0.3845
R	1	FM	001836	GONSALES CARSON RAY	2973 1	96,113		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3956	0.4078	0.0545	1.0049	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2023-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2400 and left(r.parcel_no,5) <= R2400

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R257A PARKVIEW TOWNHOMES FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R257A011				CLAYTON PROPERTIES GROUP INC	10/14/2025	296,900	0.05	0.3594
R	1	FM	001881	HABEEB ULLAH CARLASIA	3001 436	106,694		
R257A012				CLAYTON PROPERTIES GROUP INC	11/05/2025	294,900	0.05	0.3945
R	1	FM	001881	YOUNG RACHEL	3006 82	116,340		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3770	0.3769	0.0466	1.0003	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R257A and left(r.parcel_no,5) <= R257A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R241 WILLOWTREE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2410004				329 WEISENBAKER ROAD LLC	06/09/2025	268,000	0.00	0.3961
R	1	FM	001835	MALDONANDO KATHERINE DIAZ	2977 185	106,164		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3961	0.3961	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2410 and left(r.parcel_no,5) <= R2410

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R242 - WEISENBAKER WAY

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									0	0	#DIV/0!	

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON	GRADE	STY	SQ FT
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NO SALES FOR 2025. LAND IS AT 57,000 PER LOT

THE MEADOWS FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2380001				BROWHER JOHN R AND ALEECE I	09/16/2025	299,900	0.39	0.3298
R	1	FM	001831	KRATZER NICOLAS AND JESSICA	2995 822	98,894		
R2380020				HIO INVESTMENTS GA LLC	01/31/2025	260,000	0.00	0.3987
R	1	FM	001831	SPELL KYLIE	2954 254	103,668		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3643	0.3618	0.0946	1.0069	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2380 and left(r.parcel_no,5) <= R2380

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R243 - OXFORD

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPRO V.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									0	0	#DIV/0!	

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPRO V.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON	GRADE	STY	SQ FT
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NO SALES FOR 2025. LAND IS AT 57,000 PER LOT

R263 HICKORY KNOB PHASE 2 RATIO

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2630002A00				ROCKHILL VENTURES LLC	11/12/2025	249,000	2.40	0.5688
R	1	FM	001898	GOMEZ HUERTA LUIS GERARDO	3007 670	141,633		
R2630002A00				WHITESIDE ALLEN KIMBERLY L	02/20/2025	215,000	2.40	0.6588
R	1	FM	001898	ROCKHILL VENTURES LLC	2958 214	141,633		
R2630260				ALLEN ZENOBIA THEA	11/04/2025	365,000	0.33	0.3631
R	1	FM	001898	RUDDY CONNOR AND MICHAELA	3007 151	132,535		
R2630276				COX JEREMY TAYLOR AND	09/19/2025	345,000	0.42	0.3740
R	1	FM	001898	MILLER WILLIAM AND SULLIVAN GENA	2998 35	129,025		
R2630292				KINNER GERALD L JR AND SEFERINA	02/10/2025	345,000	0.24	0.3884
R	1	FM	001898	MARTIN ANDREW AND ADAMS	2955 995	133,998		
R2630310				KEYSTONE HOMES INC	09/03/2025	331,900	0.31	0.4243
R	1	FM	001899	RYU KWANGHUN	2993 329	140,820		
R2630311				KEYSTONE HOMES INC	12/03/2025	358,400	0.34	0.3995
R	1	FM	001899	ECKER MICHAEL A AND ZOIE	3012 411	143,179		
R2630314				KEYSTONE HOMES INC	06/16/2025	368,800	0.29	0.3753
R	3	FM	001899	RICE CRAIG BRANDON AND CAROLINE	2979 26	138,398		
R2630319				KEYSTONE HOMES INC	04/11/2025	385,900	0.24	0.3619
R	1	FM	001899	FENSTERMACHER ANDREW	2967 346	139,672		
R2630323				KEYSTONE HOMES INC	04/17/2025	366,400	0.24	0.3728
R	1	FM	001899	LITTLE RYAN AND COOK KATELYN	2968 671	136,612		
R2630332				KEYSTONE HOMES INC	08/29/2025	337,400	0.22	0.4174
R	1	FM	001899	CZACHOWSKI SEAN AND CATHRYN	2992 759	140,820		
R2630350				KEYSTONE HOMES INC	02/18/2025	365,700	0.22	0.3737
R	1	FM	001899	KIDWELL BRITNI LEIGH	2957 590	136,676		
R2630352				KEYSTONE HOMES INC	11/12/2025	309,900	0.22	0.4435
R	1	FM	001899	LAZALA ANA PATRICIA AND CESAR A	3007 175	137,441		
R2630374				KEYSTONE HOMES INC	02/11/2025	317,900	0.24	0.4313
R	1	FM	001899	HURTADO SAMANTHA MICHELLE	2956 166	137,122		
R2630379				KEYSTONE HOMES INC	08/01/2025	368,900	0.25	0.3961
R	1	FM	001899	TORRA JACOB ROBERT AND AMBER M	2991 265	146,112		
R2630380				KEYSTONE HOMES INC	07/09/2025	337,900	0.25	0.4147
R	1	FM	001899	HURTADO JORGE AND GIOVANNA	2983 772	140,119		
R2630383				KEYSTONE HOMES INC	04/30/2025	354,600	0.22	0.4085
R	1	FM	001899	BOEMER JOSEPH PAUL	2971 958	144,837		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3995	0.4125	0.1122	1.0228	17
Lower Confidence Interval	0.3737	0.3739			
Upper Confidence Interval	0.4313	0.4511			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2630 and left(r.parcel_no,5) <= R2630

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less for non-Residential properties.

462A KICKORY KNOB RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0462A053				BYERS BRYAN ADAM AND HAYLEIGH	09/05/2025	365,100	1.08	0.4296
R	1	FM	001437	LADAYO LUISA AND SALDANA SERGIO	2993 857	156,865		
0462A059				WEBBER ADRIAN AND MICHAEL	07/29/2025	444,900	0.61	0.3657
R	1	FM	001437	PERRY CINDY	2987 1	162,682		
0462A109				HUTCHESON WILLIAM R	03/18/2025	387,500	0.55	0.4055
R	1	FM	001437	VASQUEZ JINMARYS C LARES AND	2962 457	157,126		
0462A183				DONOVAN JOSEPH R AND MARY T	04/25/2025	400,000	0.53	0.3641
R	1	FM	001437	SIMMONS HAROLD SCOTT	2969 347	145,644		
0462A187				LASLEY TIFANEE AND PATRICK OWEN	09/02/2025	360,000	0.52	0.3702
R	1	FM	001437	KAHNIS JENNIFER AND KEVIN	2992 936	133,267		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3702	0.3860	0.0569	1.0026	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= 0462A and left(r.parcel_no,5) <= 0462A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R254 BENT TREE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2540023				CENATIEMPO BRITTANY NICOLE FKA	04/15/2025	315,000	0.52	0.4222
R	1	FM	001861	JONES JODY A	2967 794	132,988		
R2540025B00				PATTERSON REBECCA N	04/18/2025	335,000	0.22	0.3664
R	1	FM	001862	DUDLEY ROBERT A AND KIMBERLY M	2968 268	122,744		
R2540030B00				TIFFANY BENJAMIN LEE AND LAY	12/30/2025	290,000	0.19	0.4132
R	1	FM	001862	SANDERS NATHAN T AND LAMBETH	3016 506	119,818		
R2540036B00				BEACON NEW HOMES LLC	05/13/2025	315,000	0.23	0.3961
R	1	FM	001862	OMENYE ISAAC TONNY	2974 513	124,787		
R2540049B00				CHRISTIAN COURTNEY	06/23/2025	276,000	0.18	0.3955
R	1	FM	001862	ANDERSON JANELL M AS TRUSTEE OF	2982 862	109,160		
R2540049B00				ANDERSON JANELL M AS TRUSTEE OF	06/23/2025	276,000	0.18	0.3955
R	1	FM	001862	HOLCOMB NATALIE	2982 865	109,160		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3958	0.3977	0.0312	1.0013	6
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2540 and left(r.parcel_no,5) <= R2540

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R224 FINAL RATIO

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2240009				TSPG LLC	07/18/2025	285,000	0.55	0.3970
R	1	FM	001798	HELMUTH KAITLYN	2985 158	113,149		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3970	0.3970	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2240 and left(r.parcel_no,5) <= R2240

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R228 MADISON OAKS FINAL RATIO

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2280004				ESTES DEBORAH	10/14/2025	260,000	0.16	0.4034
R	1	FM	001808	SZOT CATHLEEN L	30010 348	104,889		
R2280009				CATE KELLY	10/07/2025	279,000	0.19	0.3969
R	1	FM	001808	HILL HEATHER STRINGER	3002 18	110,736		
R2280022				HAM REAL ESTATE HOLDINGS LLC	06/13/2025	295,000	0.65	0.3912
R	1	FM	001808	BARCOMB PATRICK AND KARLA	2978 485	115,408		
R2280027				SMITH ARTHUR WADE	12/12/2025	235,000	0.37	0.4654
R	1	FM	001808	ANSLEY JESSE JAMES HOLT AND	3013 340	109,364		
R2280054				HERRERA JASON AND NELSON AMBER	10/31/2025	282,000	0.61	0.3864
R	1	FM	001808	CASCANTE SANCHEZ BERNALD	3005 706	108,962		
R2280057				AH4R PROPERTIES LLC	12/03/2025	287,000	0.52	0.4119
R	1	FM	001808	PAULK ALBREY TYSON	3011 634	118,229		
R2280063				WILLWODD REALTY LLC	05/02/2025	315,000	0.38	0.4022
R	1	FM	001808	BUENROSTRO BLADIMIRO	2971 646	126,693		
R2280001A01				OUTPOST HOMES LLC	02/05/2025	60,000	0.48	0.3800
R	3	LM		TREMBLE MARCUS SAMUEL	2955 67	22,800		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3996	0.4059	0.0402	0.9970	8
Lower Confidence Interval	0.0000	0.3871			
Upper Confidence Interval	0.0000	0.4247			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2280 and left(r.parcel_no,5) <= R2280

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R235 CAROLINA COVE FINAL RATIO

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2350001				CLA FINANCIAL GROUP LLC	01/31/2025	260,000	0.17	0.3750
R	1	FM	001823	GONZALEZ DAVID AND SANDRA	2954 220	97,510		
R2350005				AHTE6 LLC	12/12/2025	275,000	0.18	0.3772
R	1	FM	001823	BOGATIRYOV ALEXEY	3013 475	103,736		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3761	0.3762	0.0029	0.9997	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2350 and left(r.parcel_no,5) <= R2350

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R253 WARRENTON FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2530024				COSGROVE FRANCIS P AND JOAN E	09/24/2025	275,000	0.20	0.3915
R	1	FM	001860	POMEROY JAKE	2998 877	107,674		
R2530026				RIGSBY NATHANIEL DRAKE AND	03/07/2025	314,900	0.20	0.3891
R	1	FM	001860	FARMER DONNA	2960 926	122,533		
R2530042				HWPINVESTMENTS LLC	03/14/2025	315,000	0.24	0.4236
R	1	FM	001860	BRINKMAN JONATHAN M AND SHAW	2962 249	133,432		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3915	0.4019	0.0294	0.9988	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2530 and left(r.parcel_no,5) <= R2530

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R280 BARNWELL FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2800001				C S MARTIN INC	04/05/2024	465,000	0.58	0.4016
R	1	FM	001928	ROBERTS ISAAC JR	2903 202	186,722		
R2800002				C S MARTIN INC	08/23/2024	479,000	0.58	0.3867
R	1	FM	001928	HUNT TARA	2927 492	185,251		
R2800003				C S MARTIN INC	04/24/2025	494,000	0.59	0.3853
R	1	FM	001928	MIRANDA ALBA CORTES AND	2969 55	190,353		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3867	0.3910	0.0141	1.0005	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2024-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2800 and left(r.parcel_no,5) <= R2800

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R234 TYLER FINAL RATIO

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2340006				JENKINS AND JENKINS LLC	11/24/2025	249,400	1.09	0.4080
R	1	FM	001822	PINERO YARIMAR COLON	3011 656	101,746		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4080	0.4080	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2340 and left(r.parcel_no,5) <= R2340

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R245 - WOODBURY

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025. LAND IS AT 57,000 PER LOT

R248 LAURENWOOD RATIO WITH PREVIOUS YEARS

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2480012				STROUD ROMAN AND HOLLY	05/17/2023	277,000	0.35	0.4185
R	1	FM	001852	HUGHETT JOSEPH	2850 428	115,932		
R2480007				AMADOR GONZALEZ ADALBERTO	12/05/2024	270,000	0.18	0.4082
R	1	FM	001852	HICKS DEVONTE K	2945 860	110,213		
R2480012				HUGHETT JOSEPH	05/23/2025	297,500	0.35	0.3897
R	1	FM	001852	ANDREWS ANNA	2975 70	115,932		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4082	0.4051	0.0235	1.0010	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

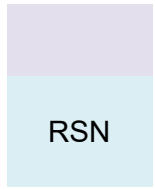
and s.saleclass = R and s.saledate >= 2023-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2480 and left(r.parcel_no,5) <= R2480

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R250 - CARRIAGE ROW

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO
									0	0	#DIV/0!

LAND IS AT 57,000 PER LOT
NO CHANGES FOR 2026



R251 RIDGEWOOD FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2510021				AMERICAN HOMES 4 RENT	06/11/2025	319,900	0.21	0.4289
R	1	FM	001858	CORDOVA MIGUEL T	2978 740	137,211		
R2510022				MCNAMEE JOSEPH H DBA ABSOLUTE	10/23/2025	252,900	0.21	0.4407
R	1	FM	001858	BECERRA CINDY AND NAJAR CESAR	3003 309	111,456		
R2510029				KIDWELL SHANE E	02/18/2025	319,000	0.21	0.4092
R	1	FM	001858	LOVE THOMAS	2957 570	130,541		
R2510030				LITTLE RONALD KYLE	04/04/2025	322,400	0.21	0.4074
R	1	FM	001858	HEWITT EVAN M	2965 778	131,356		
R2510053				NIERENHAUSEN CHRISTOPHER	04/29/2025	305,000	0.20	0.3838
R	1	FM	001858	SCRUGGS CASSIDY AND JESSE	2970 547	117,074		
R2510070				SMITH BILLY F JR AND MIMI TAYLOR	09/12/2025	326,000	0.21	0.3948
R	1	FM	001858	ZAMORA GRETCHEL AND GUZMAN	2995 309	128,694		
R2510072				DIVERGENT FINANCIAL SERVICES	08/12/2025	327,000	0.21	0.4036
R	1	FM	001858	HOOKS ERICA AND DAMIEN	2989 438	131,968		
R2510103				ROCKHILL VENTURES LLC	01/28/2025	291,500	0.24	0.4178
R	1	FM	001858	WILOBEE DRAKE AND ASHLEY M	2953 730	121,786		
R2510103				JOHNSON SANTONIO L AND	01/24/2025	240,000	0.24	0.5074
R	1	FM	001858	ROCKHILL VENTURES LLC	2953 247	121,786		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.4092	0.4186	0.0557	1.0069	9
Lower Confidence Interval	0.0000	0.3933			
Upper Confidence Interval	0.0000	0.4439			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2510 and left(r.parcel_no,5) <= R2510

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R252 REESE PINES RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2520033				JACKSON THOMAS C	07/30/2025	275,000	0.20	0.3738
R	1	FM	001859	CASTELLANO CELESTE RENTZ AND	2987 312	102,806		
R2520042				BRODHEAD ANTHONY A SR ESTATE	06/17/2025	235,000	0.20	0.4276
R	1	D1	001859	HBNI LLC	2978 867	100,477		
R2520065				FISCHER CAROLINE VICTORIA	10/01/2025	270,000	0.20	0.4010
R	1	FM	001859	HOLMES MARYLEE	3000 73	108,277		
R2520069				LEWIS DAWSON ESTATE	05/02/2025	280,000	0.20	0.4164
R	1	D	001859	WALL DAMIAN	2971 580	116,587		
R2520075				CATE KELLY O	05/01/2025	273,000	0.34	0.3728
R	1	FM	001859	STEWART THOMAS	2971 277	101,780		
R2520079				POWELL NICKY CLYDE AND KAY C	03/20/2025	270,000	0.21	0.3602
R	1	FM	001859	BARROW DAVID O	2962 672	97,246		
R2520098				JORDAN BRIAN A	06/20/2025	270,000	0.20	0.3750
R	1	FM	001859	CASTILLO CARLOS DANIEL SANCHEZ	2979 693	101,244		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3750	0.3889	0.0526	1.0015	7
Lower Confidence Interval	0.0000	0.3667			
Upper Confidence Interval	0.0000	0.4111			

and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and left(r.parcel_no,5) >= R2520 and left(r.parcel_no,5) <= R2520

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R266 KRISTIN PLACE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
R2660009				DELOACH ASHLEY N	07/18/2025	314,000	0.20	0.3975
R	1	FM	001910	KUNKEL BRYAN R	2985 504	124,814		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3975	0.3975	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2660 and left(r.parcel_no,5) <= R2660

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R256 PICKET FENCES RATIO STUDY 2

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2560002				DELONG SHANE M	08/04/2025	300,000	0.32	0.3859
R	1	FM	001866	HERNANDEZ JOHN	2988 190	115,781		
R2560033				SHRIDER CHRISTOPHER AND COREY	02/28/2025	280,000	0.29	0.4200
R	1	FM	001866	AMERICAN HOMES 4 RENT	2959 784	117,610		
R2560036				LEWIS CLEOPHUS	07/08/2025	320,000	0.31	0.3828
R	1	FM	001866	TWARDOWSKI GEORGE AND LISA	2982 812	122,489		
R2560038				CATAMOUNT PROPERTIES 2018 LLC	02/28/2025	325,000	0.28	0.3594
R	1	FM	001866	LINDEMANN JONATHAN AND REBECCA	2960 136	116,804		
R2560041				JOHNSON JANETT M	02/19/2025	287,000	0.37	0.3966
R	1	FM	001866	CAMARENA INVESTMENTS LLC	2957 521	113,820		
R2560064				LANDERS BENJAMIN	10/01/2025	300,000	0.28	0.3855
R	1	FM	001866	BLANCO ALEJANDRO JOSE	2999 182	115,650		
R2560120				LEMBERT DANISSA FKA VERAS	08/29/2025	465,000	0.20	0.3710
R	1	FM	001866	BEALL SHAUN AND ETHRIDGE BEALL	2992 706	172,524		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3855	0.3841	0.0331	1.0047	7
Lower Confidence Interval	0.0000	0.3699			
Upper Confidence Interval	0.0000	0.3983			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2560 and left(r.parcel_no,5) <= R2560

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R277 SHERWOOD PLACE FINAL RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R2770028				WHITE JACK J AND DEBORAH	10/29/2025	357,000	0.27	0.4059
R	1	FM	001923	FRAZIER RAHIM T	3004 138	144,920		
R2770035				CREAGER MEGAN LEE	12/05/2025	380,000	0.20	0.3667
R	1	FM	001923	ARRIVED GA GAVIN LLC	3012 509	139,332		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3863	0.3857	0.0507	1.0016	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R2770 and left(r.parcel_no,5) <= R2770

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

R275- FT HOWARD PLANTATION

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN	GRADE	STY	SQ FT

LAND IS AT 85,000 PER LOT
NO CHANGES FOR 2026

R279 BLANDFORD VILLA TOWN HOMES

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

LAND IS AT 32,500 (TOWNHOME LAND VALUE)
NO CHANGES FOR 2026

R265A THE GROVE RATIO STUDY

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
R265A003				FORT HOWARD GSL LLC	09/19/2025	335,900	0.28	0.3958
R	1	FM	001908	LEE COREY MAGNUSSEN	2996 616	132,960		
R265A030				FORT HOWARD GSL LLC	10/24/2025	335,900	0.28	0.3958
R	1	FM	001908	KESSLER MONICA D	3003 531	132,960		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3958	0.3958	0.0000	1.0000	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,5) >= R265A and left(r.parcel_no,5) <= R265A

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

CITY OF SPFD S100-S111 OLDER RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1000023				DELANEY LORENE FAITH AND	09/03/2025	235,000	0.29	0.3868
R	1	FM	001917	LOUIE DAHLIA	2993 226	90,906		
S1000060				BRZEZINSKI DAMIAN R	09/05/2025	180,000	0.48	0.4167
R	1	FM	001917	CES REAL ESTATE INVEST LLC	2993 709	75,001		
S1020071A00				JONES TIMOTHY JR	07/01/2025	150,000	0.28	0.4017
R	1	FM	001929	RUSHING THOMAS EDWARD	2981 433	60,248		
S1030007				DAVIS MELISSA BROOKS	08/15/2025	343,000	0.61	0.4020
R	1	FM	001937	RYAN TAYLOR AND HENDERSON	2990 301	137,884		
S1040028				COOK TERRY M	03/18/2025	190,000	0.47	0.4033
R	1	FM	001943	RAV CAPITAL LLC	2962 278	76,622		
S1070013A00				PRESNELL JAMES R AND CINDY L	07/11/2025	265,000	0.30	0.3577
R	1	FM	001956	TORRES CHEVEREZ NATANAEL OMAR	2983 830	94,796		
S1070067				HODGES HEATH R	03/10/2025	150,000	0.71	0.4083
R	1	FM	001956	SE INVESTMENTS LLC	2961 132	61,246		
S1080009				WOEBER JOHN DAVID AND	08/06/2025	214,400	0.44	0.3817
R	1	FM	001961	BERNITT CALEB RYAN	2988 748	81,831		
S1090014				ANDREWS DAISY LEE	03/21/2025	100,000	0.29	0.3927
R	1	FM	001963	TWD REAL ESTATE INVESTMENTS LLC	2964 295	39,272		
S1090045B00				CRANFORD MICHAEL TODD JR AND	02/24/2025	355,000	1.31	0.3888
R	1	FM	001963	SMITH COOPER AND PORTER	2959 538	138,014		
S1070070C00				THE HEDGES DEVELOPMENT	05/23/2025	350,000	0.48	0.3743
R	1	FM	001956	BOYCE SETH RYAN MICHAEL AND	2975 23	131,003		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3927	0.3897	0.0330	1.0064	11
Lower Confidence Interval	0.3743	0.3798			
Upper Confidence Interval	0.4083	0.3996			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= S1000001 and left(r.parcel_no,8) <= S1090999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

S121 - ASH ST EXT

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025

THIS AREA ON 66000/PER ACRE
WITH CITY OF SPFD MAPS

NO CHANGES

389C COUNTRY PARK RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0389C001				AKINS JANICE M	08/25/2025	180,000	0.64	0.4131
R	1	FM	001009	VERDEYEN KRISTEN MARIE AND	2991 884	74,358		
0389C009				EXLEY KIM C AND LARRY L	09/22/2025	265,000	0.53	0.3775
R	1	FM	001009	WASHINGTON ANTOINE DEVON JR	2997 281	100,049		
0389C011				MCKENZIE SUSAN RENEE NKA FANNY	02/13/2025	224,000	0.76	0.3989
R	1	FM	001009	PIPPIN RHONDA R	2956 507	89,361		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3989	0.3943	0.0297	1.0056	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= 0389C001 and left(r.parcel_no,8) <= 0389D999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

389D MCCALL PLACE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025
LOTS HERE ON AT 57000
NEARBY S110A HAS SALES TO SUPPORT THIS LOT VALUE.

S112 - RC FOX SUBDIVISION

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025
LOTS HERE CURRENTLY ON AT 57000

S116 FOX RUN RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1160011				COASTAL INVESTMENT TEAM LLC	08/15/2025	250,000	0.37	0.4169
R	1	FM	001978	GERWIG THOMAS AND BUCHANAN	2991 179	104,213		
S1160019				ARDEN SUSIE M ESTATE	04/03/2025	270,000	0.30	0.3957
R	1	D1	001978	THIRTY7 INVESTMENTS LLC	2965 768	106,828		
S1160022				IVEY ST S LLC	03/31/2025	325,000	0.34	0.3167
R	1	FM	001978	HATHCOCK VERNON T AND PHYLLIS S	2964 613	102,939		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3957	0.3716	0.0844	1.0129	3
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= S1160001 and left(r.parcel_no,8) <= S1160999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

S109A TRAFTON SQUARE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	C&D FACTOR	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO
					1	1	1			\$0	0	#DIV/0!

THIS IS A RENTAL COMMUNITY (NO SALES)
LOTS HERE CURRENTLY ON AT \$7000 PER LOT
COMP TO NEARBY S110A DASHERS POINT

S110A DASHERS POINT RATIO STUDY 1

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
S110A037				BAHAMONDE OMAIRA	04/03/2025	300,000	0.28	0.3992
R	1	FM	001965	DAVIS RONALD	2966 52	119,772		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3992	0.3992	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= S110A001 and left(r.parcel_no,8) <= S110A999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

S113 - BEL-HAVEN

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS HERE CURRENTLY ON AT 57000

S114 CEDAR CREEK SALES STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1140016				KOONTZ MATTHEW T	05/29/2025	316,000	0.96	0.4032
R	1	FM	001973	OROZCO ISABELLA FAITH AND	2975 573	127,416		
S1140025				JACKSON JOHNATHON SHANE AND	08/12/2025	338,000	0.87	0.3854
R	1	FM	001973	HOLT SUMMER S	2989 595	130,272		
S1140028				ELMORE JONATHAN D AND PAIGE E	04/09/2025	321,000	0.61	0.4187
R	1	FM	001973	ELLIS CODY CASSIDY AND MAKAYLA	2966 694	134,389		
S1140037				WRIGHT EUGENIA DAWN	04/23/2025	302,000	0.56	0.3759
R	1	FM	001973	PIERSON MICHAEL AND ANDRONIKI A	2968 766	113,507		
S1140055				FEDOR DEBORAH	04/04/2025	280,000	0.28	0.3956
R	1	FM	001973	HOLMES LAKISHA	2965 870	110,758		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3956	0.3959	0.0306	0.9997	5
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and (s.saleclass = R or s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W or s.saleclass = C) and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= S1140001 and left(r.parcel_no,8) <= S1140999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

S115A EBENEZER BLUFF

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

THIS IS A RENTAL COMMUNITY (NO SALES)
LOTS HERE CURRENTLY ON AT 57000/PER LOT
COMP TO NEARBY S110A DASHERS POINT

S117 SPRING BRANCH

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPR OV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS HERE CURRENTLY ON AT 57000

S118 OAKWOOD ESTATES RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
S1180007A00				SMITH MILTON EDWARD JR AND	08/29/2025	299,000	0.22	0.3938
R	1	FM	001984	NELLIGAN MATTHEW	2992 680	117,732		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3938	0.3938	0.0000	1.0000	1
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and left(r.parcel_no,8) >= S1180001 and left(r.parcel_no,8) <= S1180999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

S119 - SPRINGFIELD WOODS

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO SALES FOR 2025
LOTS HERE CURRENTLY ON AT 57000
LEAVE LOTS ON AT 57000

S120 - OLD-NEW STILLWELL

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025
LOTS HERE CURRENTLY ON AT 57000
LEAVE LOTS ON AT 57000

S122 DEER RUN RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
S1220004				RUSHING CATHY D AND CARL	04/23/2025	285,000	0.24	0.3950
R	1	FM	001993	RIVERO PAUL AND LUTZ KATIE	2968 884	112,565		
S1220024				ROTH TAYLOR P AND FRANK P	08/15/2025	250,000	0.33	0.3827
R	1	FM	001993	SHIELDS ETHAN TAYLOR	2990 4	95,684		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3889	0.3893	0.0158	0.9990	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= S1220001 and left(r.parcel_no,8) <= S1220999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

S123 - HICKORY PLACE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	RSN
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS HERE CURRENTLY ON AT 57000

LEAVE LOTS ON AT 57000

S128 - LAUREL POINTE

PARCEL	LAND VALUE	HOUSE VALUE	HOME SITE	IMPROV.	LAND FACT.	BUILD FACT.	DATE OF SALE	SALE	APPR. VALUE	ASSESS. VALUE	RATIO	REASON
									\$0	0	#DIV/0!	

NO SALES FOR 2025

LOTS HERE CURRENTLY ON AT 57000

LEAVE LOTS ON AT 57000

S130 BEAUBROOK RATIO STUDY 2 FINAL

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
S1300079				DIMOND SARAH	02/28/2025	295,000	0.33	0.4102
R	1	FM	002015	ALEKSIVICH TIMOTHY AND	2959 300	121,001		
S1300039				PATILLO JESSICA LYNN AND	08/14/2025	422,000	0.50	0.3783
R	1	FM	002015	DYER WILLIAM AND ROBYN	2989 821	159,644		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3943	0.3914	0.0405	1.0074	2
Lower Confidence Interval	0.0000	0.0000			
Upper Confidence Interval	0.0000	0.0000			

and s.saleclass = R and s.saledate >= 2025-01-01 and s.saledate <= 2026-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM) and left(r.parcel_no,8) >= S1300001 and left(r.parcel_no,8) <= S1300999

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.